



376 MALDEN ROAD, WORCESTER PARK,
SURREY, KT4 7NL

£30,800 Per Annum



CHRISTOPHER ST. JAMES
Established 1976

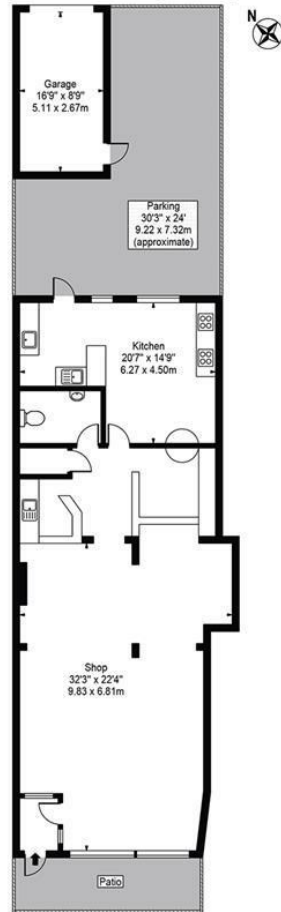
Residential / Commercial / Land & Development

020 8296 1273

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Malden Road,
Worcester Park, KT4 7NL
Approx. Gross Internal Area 1162 Sq Ft - 107.95 Sq M
(Excluding Garage)
Approx. Gross Internal Area Of Garage 147 Sq Ft - 13.64 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Description

! LET ! Ground floor restaurant premises with 2 bedroom flat above (currently let as a 3 bedroom)

Currently trading as a Italian restaurant the current tenants are looking to sell on their remaining 10 year lease to include all fixtures and fittings as listed below.

- Pizza Oven
- Boiler
- 6 Stove gas burner with oven
- Gas griddle
- Gas deep fat fryer
- Freezer (2 tall, 1 undercounter)
- 5 Service fridges
- 3 Bar fridges
- Coffee machine
- Professional dishwasher
- Glass washer

The flat is currently let producing £23,820 p/a

Please be advised no items have been checked by CSJ and should be checked by interested parties before making any decision.

Location

The property is situated within a busy retail parade located within 0.4 miles to Worcester Park Station (South Western Railway)

Terms

Rent: £30,800 p/a including flat above

Premium : Our clients are seeking offers for the goodwill and running business including fixtures and fittings

Lease Assignment : 9 years remaining renewable

Rent Reviews : Every 4 years, last review November 2021



THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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