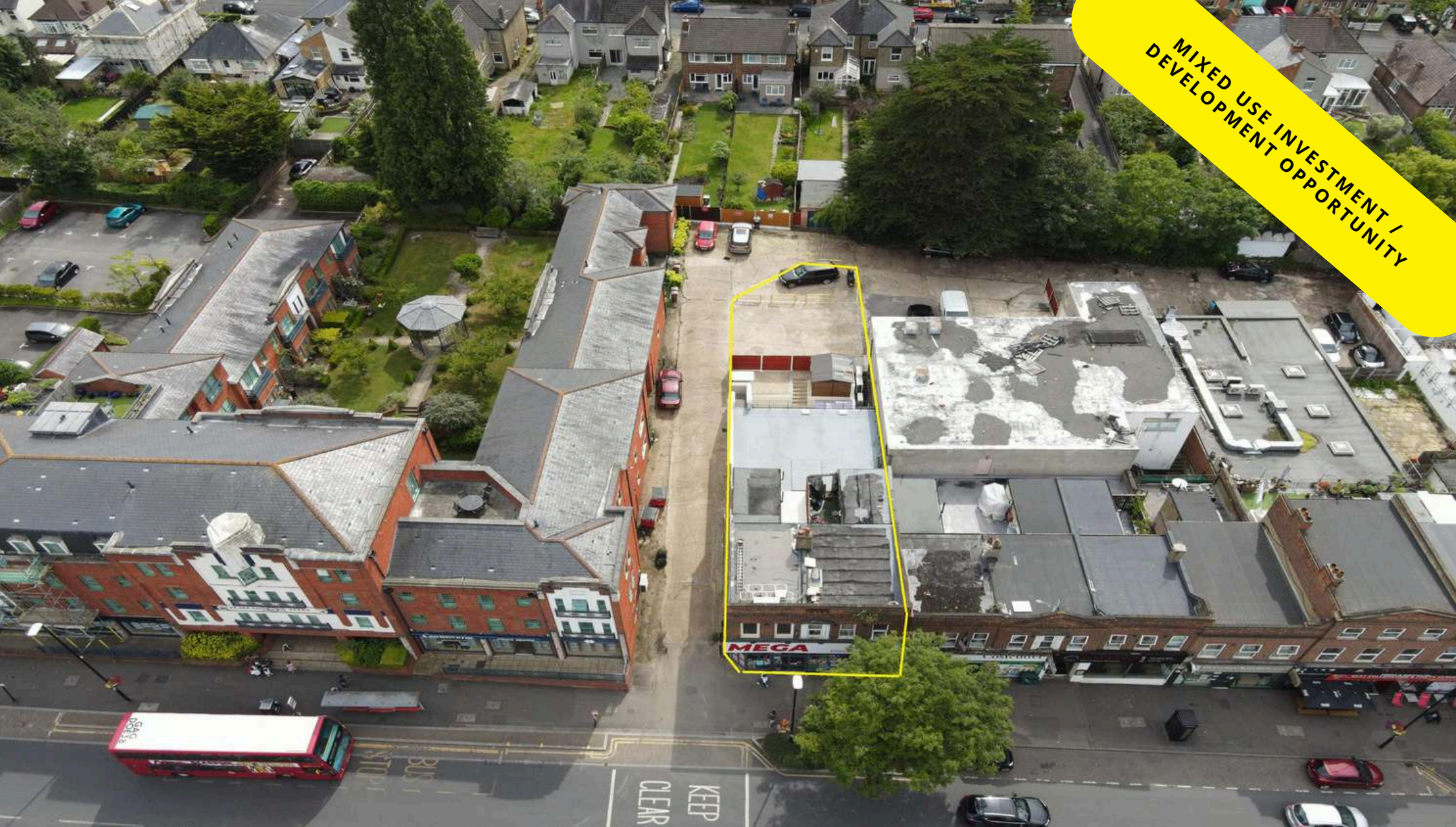


MIXED USE INVESTMENT /
DEVELOPMENT OPPORTUNITY



53 CENTRAL ROAD
WORCESTER PARK, SURREY KT4



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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DESCRIPTION

Mixed use investment / development opportunity for sale.

The existing property is a two storey corner building comprising open plan retail unit and yard at ground floor with two self-contained flats on the first floor accessed from the rear.

Planning has been granted for a new build scheme on the yard and further potential exists to extend the existing building STP

LOCATION

The property is situated on Central Road which is an arterial route running through the centre of Worcester Park and benefits from good communication links by road, rail and bus services.

Neighbouring occupiers include; Sainsburys, Papa John's, Star Barbers, Winkworth, Costcutter, Bronco's, Coversure, Pizza Express, Hunters, Nat West, St Raphael Hospice, together with a good mix of other independent and local traders.

Nearest Station : Worcester Park 0.4miles



ACCOMMODATION

Ground Floor Shop - Open plan with rear WC. Approximate GIA 162 sq m (1,750 sq ft)

First Floor Flat 1 - One Bedroom Flat, Approximate GIA 41 sq m (450 sq ft)

First Floor Flat 2 - Two Bedroom Flat, Approximate GIA 57 sq m (620 sq ft)

Proposed additional dwellings

Duplex 1: Two bedroom 87.2 sqm

Duplex 2: Two bedroom 84 sqm

INCOME & TENANCY INFO

GF retail let on a short terms lease with a passing rent of £24,000 pa - ERV £35 - £40,000 pa

53a First floor flat let on an AST currently holding over with a passing rent of £10,200 pa - ERV £15,000 pa

53b First floor flat let on an AST currently holding over with a passing rent of £11,400 pa - ERV £17,400 pa



PLANNING

Planning granted for erection of two storey building providing a link to the front of the existing building to comprise 2 new residential units, retention of existing ground floor commercial unit, provision of car parking, cycle stores, refuse stores, external access stairs and landscaping.

Further information including plans can be found in our data room

TERMS

Guide Price : £1,300,000

DATA ROOM

A data room is available on our website [HERE](#) with further information. Access code: central1



VIEWING

By appointment only contact sole agents

Christopher St James 0208 296 1273

THE SMALL PRINT

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