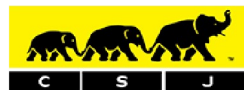




54 CENTRAL ROAD, WORCESTER PARK,  
LONDON, LONDON, KT4 8HY

*Offers In Excess Of £500,000 Freehold*



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

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### Description

Freehold Shop & Uppers For Sale.

The existing building comprises an 835 sq ft (77.6 sqm) ground floor commercial space (sui generis use class) currently occupied by a nail and beauty bar.

The first floor is a two bedroom 807 sq ft (75 sqm) flat in good decorative order there is also a rear garden / yard approximately 101 ft (18.5m) in length

### Location

The property is situated within a mixed use parade on a busy High Street, nearby national retailers include Tesco Express, Boots, Waitrose, Costa coffee, WH Smiths, Nandos, Pizza Express, KFC, Sainsburys Local, Iceland and many more independent stores and eateries

Worcester Park Railway Station, located just 0.4 miles from the address, provides excellent connectivity to central London. South Western Railway operates frequent services to London Waterloo, with train journeys taking between 22 and 29 minutes during peak times. The station offers reliable and quick access to the city, making it ideal for commuters and leisure travelers alike.

The property benefits from exceptional road network access. The A3 Kingston Bypass is just 2 miles away, providing quick routes into and out of London. The M25 (at Junction 9) is within 8 miles, while the M23 motorway is approximately 12 miles distant, offering extensive regional and national transportation options.

### Tenancies

Commercial:

10 year lease from 24/06/2019

Inside L&T: Yes

Passing rent £15,000 pa (Estimated rental value £20,000 pa)

Break Clause: None

Rent review 24th June 2024 (outstanding)

Residential: Vacant - ERV £16,800 pa



### Planning

The next door property 56 obtained consent extend the ground floor and created a new flat whilst retained commercial space to the front, we feel that the same would be possible on this property, there also appears to be scoped to add an additional floor on top although this has not happened with any neighbouring properties. All suggestions would be subject to the relevant planning consents.

### Terms

Offers in excess of £500,000 are invited

### Viewing

Viewings are strictly by appointment only by contacting sole agents Christopher St James 020 8545 0591



### 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.
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