



**Price/premium** £2,000,000

**Size** 2,130 Square feet

**Ref** #3398

## Address

**Address:** 203-205 Central Parade, Central Road

**Postcode:** KT4 8HL

**Town:** Worcester Park

**Area:** Surrey

## Location

Prime position in the busy main shopping thoroughfare of Worcester Park. Worcester Park station (Waterloo 27 mins) is within easy walking distance of the property.

## Description

Freehold guide price £2,000,000.

Prominent and wide fronted mixed use Freehold investment for sale- fully let.

The property is arranged over ground, first and second floors, with the upper two floors having just been converted to provide 4 very well appointed 2 bedroom flats. The flat rental details are as follows:

Flat 1: £1800 - under offer

Flat 2: £2000 - under offer

Flat 3 :£1850 - available

Flat 4: £1900 - under offer

The ground floor is let to Caffè Nero (Nero Holdings Limited t/a Caffè Nero) on a lease expiring 02/10/2031 and producing £40,000 per annum. Effectively FRI lease. There is a tenants break option on 03/10/2026 with six months prior notice, which has not been served. The shop provides seating for 55/60 covers and a bar area to the front, with customer toilets, staff area and kitchen to the rear. Total shop area of circa 2,130 sq ft. There is parking area to the rear accessed from Green Lane.

Viewing by appointment only- 020 7117 2526.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£2,000,000
<b>Legal fees:</b>	Each party to bear their own

## Property Map



## Important notice

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