



INVESTMENT FOR SALE

**HS HUGGINS STUART
EDWARDS**

**105 CENTRAL ROAD, WORCESTER PARK, KT4 8DY
LONG LEASEHOLD OIRO £200,000**

105 Central Road, Worcester Park, Surrey,
KT4 8DY

FOR SALE

Approx 1,444 sqft (134.15 sqm)

DESCRIPTION

Opportunity to acquire an income producing long leasehold investment comprising ground floor retail premises trading as a pet shop. Rear pedestrian access and one parking space is also reserved under the shop lease.

Ground floor	1,444 sqft	134.15 sqm
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PRICE

Offers in the region of £200,000.

TENURE

125 year long leasehold interest from 16th November 2011 at a ground rent payable of £100 per annum.

UNDERLEASE

20 year effective FRI lease dated 1st December 2011 to Pets Place Limited incorporating 4 yearly rent reviews. The current rent passing under the terms of the lease is £20,500 per annum.

LOCATION

The property stands on the southwest side of Central Road opposite Caldbeck Avenue. Nearby occupiers comprise a mixture of local and national retailers including Superdrug and Specsavers. There is a major

Waitrose supermarket and car parking providing free parking for shoppers for up to 2 hours. There is also some free on-street parking in Central Road which is mainly limited to 2 hours. Trains from the mainline station run into Waterloo every 30 minutes with a journey time of 30 minutes. Direct road access to the A3 is approximately 1.5 miles away.

EPC

D-79.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
10 West Street, Epsom, KT18 7RG
T: 01372 740555
E: epsom@hsedwards.co.uk

DATE

April 2026

FOLIO NUMBER

30331

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

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