

Lot 1, 100 Central Road, Worcester Park, London,

KT4 8HU

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Lot 1, 100 Central Road, Worcester Park, London, KT4 8HU

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)

Property Information

Freehold Retail and Residential Ground Rent Investment

- Let on a new 10 year lease until September 2033 (no breaks) t/a Kimberley's Nail Design
- Ground floor shop with two flats above let on long leases
- Tenant occupied the shop since 2013
- Busy position on Central Road (A2043)
- Affluent South West London location
- Nearby occupiers include Waitrose, Nando's, Pizza Express, Iceland, Superdrug, Costa Coffee and Caffe Nero
- VAT-Free Investment

Lot
1

Auction
27th March 2025

Rent
£25,300 per Annum Exclusive

Status
Available

Sector
High Street Retail

Auction Venue
Live Streamed Auction

Location

Miles 2 miles south of Wimbledon, 9 miles south-west of London's West End, 11 miles south-west of City of London

Roads A24, A217, A3

Rail Worcester Park Railway Station (30 minutes to Waterloo), Sutton Common Railway Station (45 minutes to Blackfriars)

Air London Gatwick Airport

Situation

Worcester Park is an affluent and attractive South West London borough of Sutton. The property is prominently situated on the northern side of the busy Central Road (A2043), some 350 metres south of Worcester Park Railway Station, benefitting from direct trains to London Waterloo in 30 minutes. Nearby occupiers include Waitrose, Nando's, Pizza Express, Iceland, Superdrug, Costa Coffee and Caffe Nero.

Tenure

Freehold.

Description

The property comprises a ground floor shop with two flats on the upper two floors which have been sold off on long leases.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

Not available

Note

As to the residential flats, the tenants have been served notice pursuant to Section 5B of the Landlord and Tenant Act 1987. The tenants had until 28th February 2025 to respond to the notices, as no response was received from the tenant, the tenants are not able to exercise their rights of pre-emption on this sale.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 1, 100 Central Road, Worcester Park, London,

KT4 8HU

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx. sq m (1)	Floor Areas Approx. sq ft (1)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	75.50	(812)	INIVIDUALS t/a Kimberley's Nail Design	10 years from 28/09/2023 on full repairing and insuring terms	£25,000	28/09/2028
First	Residential	-	-	INDIVIDUAL	149 years from 29/09/1987 until 28/09/2136	£150 (2)	29/09/2037 and 25 yearly thereafter.
Second	Residential	-	-	INDIVIDUAL	99 years from 29/09/1987 until September 2086	£150 (2)	29/09/2037 and 25 yearly thereafter.
Total Approximate Commercial Floor Area		75.50	(812)			£25,300	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

(2) The rent is due to be increased by £75.00 at each 25 yearly rent review.

Lot 1, 100 Central Road, Worcester Park, London,

KT4 8HU

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Lot 1, 100 Central Road, Worcester Park, London,

KT4 8HU

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Lot 1, 100 Central Road, Worcester Park, London,

KT4 8HU

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Lot 1, 100 Central Road, Worcester Park, London,

KT4 8HU

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Lot 1, 100 Central Road, Worcester Park, London,

KT4 8HU

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Lot 1, 100 Central Road, Worcester Park, London,

KT4 8HU

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Contacts

Acuitus

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Charlie Powter
+44 (0)20 7034 4853
+44 (0)7768 120 904
charlie.powter@acuitus.co.uk

Seller's Solicitors

Rootes & Alliot
27 Cheriton Gardens
Folkestone
CT20 2AR

Graham Medler
01303 851100
graham@rootes-alliott.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2024