

194 CHEAM COMMON ROAD WORCESTER PARK SURREY KT4 8QW



**FULLY LET MIXED USE INVESTMENT IN HIGH
STREET LOCATION**

Jubilee House
Jubilee Close
Hampton Wick
KT1 4DG

T 020 8977 6885
W www.levenecommercial.com

FOR SALE



SHOP AND RESIDENTIAL UPPER PARTS

1,721 SQ FT (159.8 SQ M) APPROX.

CURRENTLY PRODUCING £27,800 PER ANNUM

MAIN ROAD LOCATION

FREEHOLD INVESTMENT OPPORTUNITY

ADDITIONAL INCOME FROM GROUND RENTS

LOCATION

This mixed use property is situated on a prominent main road position on Cheam Common Road towards the south east end of Worcester Park High Street (central road). Cheam Common Road is an arterial route running through the centre of Worcester Park and benefits from good communication links by road, rail and bus services. Worcester Park is a predominantly residential area surrounded by other towns, including Kingston upon Thames, Wimbledon, Epsom and Sutton all within a 4 mile radius.

DESCRIPTION

The property comprises a recently refurbished, ground floor retail premises in a fair internal condition throughout. Internally the premises are arranged as an open plan sales area to the front with office / storage and kitchenette area to the rear and a separate disabled WC. Specification includes electric roller shutter, gas central heating and conservatory style shop front. The premises are currently trading as a coffee shop and deli.

The well-proportioned maisonette is separately accessed from the side of the property and is arranged over ground, first and second floors levels. The maisonette has gas central heating and double glazing. It is arranged as open plan kitchen/living, with separate bathroom/Wc and bedroom at first floor with a further large double bedroom and bathroom at second floor level.

ACCOMMODATION approx.

Ground:	A1 (retail) unit	840 Sq. Ft. (78 Sq. M)
Grd, 1 st & 2 nd :	Residential	881 Sq. Ft. (81.8 Sq. M)
Total:		1,721 Sq. Ft. (159.8 Sq M)

*Indicative floorplans available on request.

INVESTMENT INFORMATION

The ground floor retail premises are currently let on a 10 year lease from 11th March 2015 at a rent of £14,000 per annum. The lease also has a three month rent deposit (£3,500) held as security and there is a tenant break option at expiration of the fifth anniversary of the term.

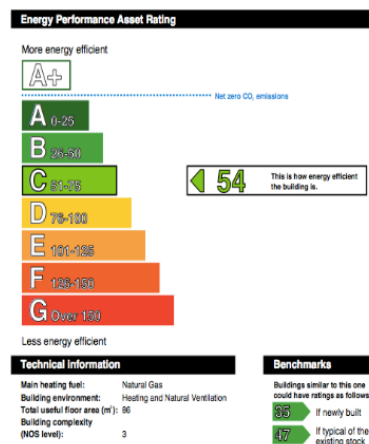
We understand the maisonette is let on an AST agreement at a rent of £1150 pcm (£13,800 per annum). The combined rental income for the property is therefore currently £27,800 per annum and the maisonette may be considered under-rented.

The property also has the benefit of additional income of ground rent from two properties adjacent to the subject property.

GUIDE PRICE (subject to contract)

£510,000 (Freehold with the benefit of the existing tenancies)

*The vendor may consider selling the shop and maisonette separately.



FURTHER INFORMATION

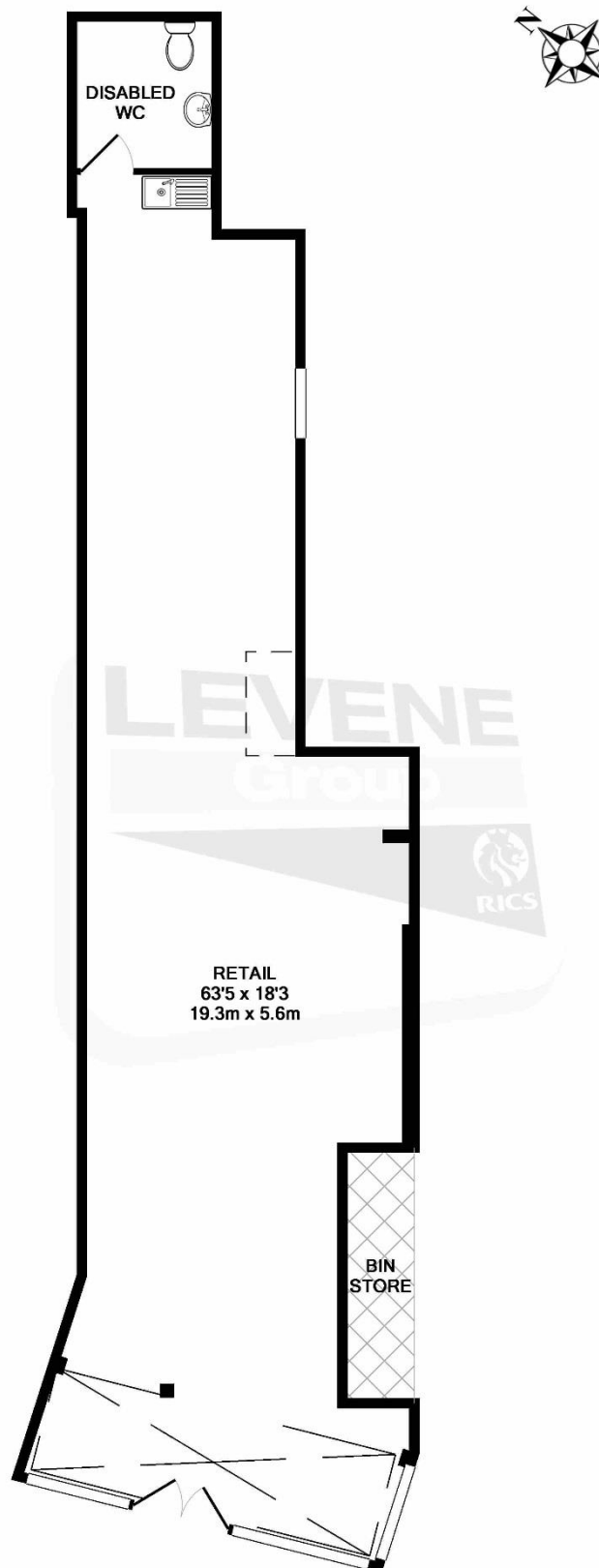
Viewing strictly by prior appointment with Levene Commercial

Charles Wilkinson AssocRICS BSc DipDEA
T: 020 8977 6885
E: charles@levene-commercial.com

Josh O'Rawe BA (Hons)
T: 020 8977 6885
E: josh@levene-commercial.com



INDICATIVE FLOORPLAN – Interested parties are advised to make their own checks.



TOTAL APPROX. FLOOR AREA 855 SQ.FT. (79.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Map: - Guidance Purpose Only.

