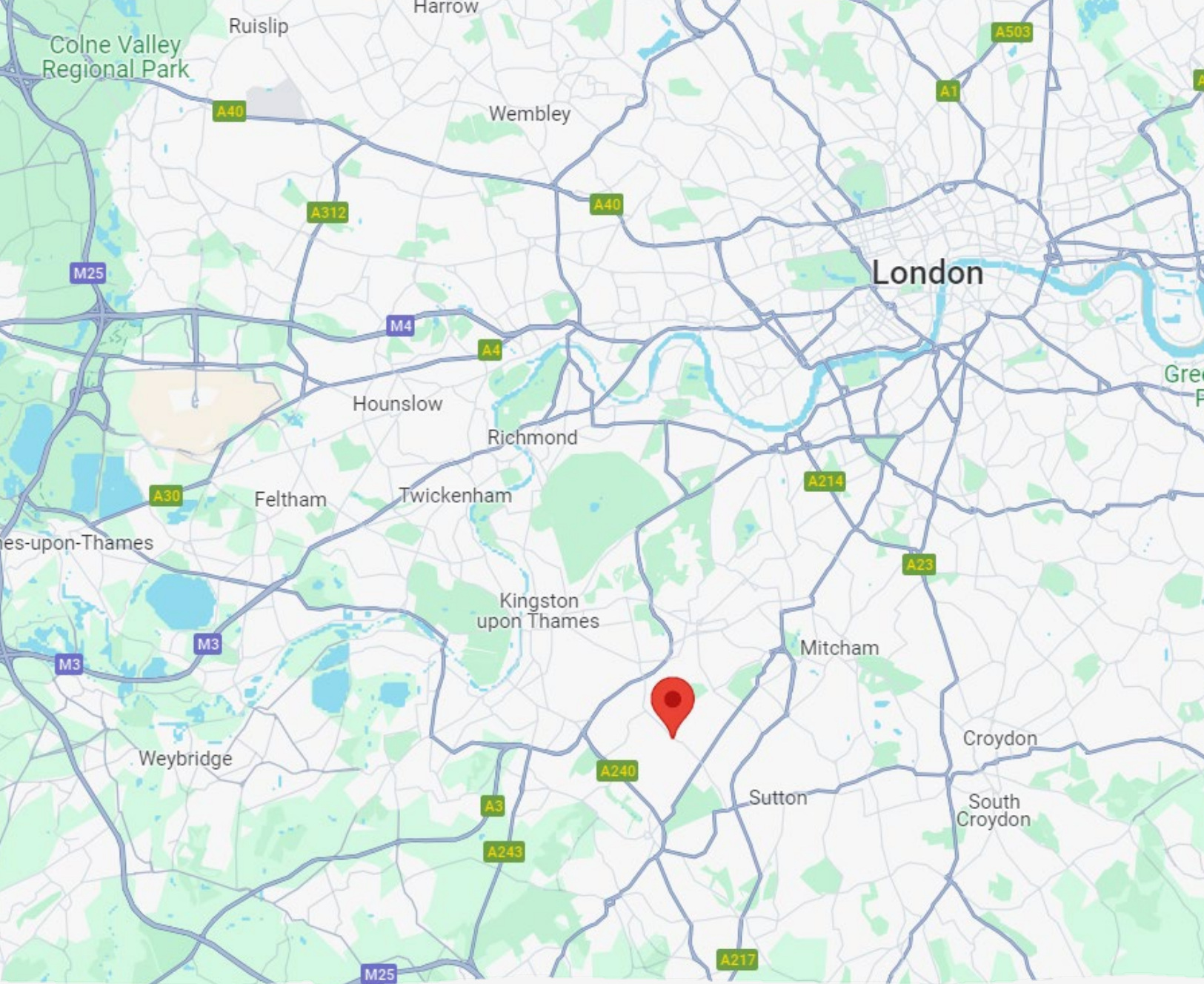


Worcester Park 90/90a Central Road

FMX.
Urban Property Advisers





Location

Worcester Park is an urban area located in the London Borough of Sutton. The property is situated on the northern side of Central Road, at the junction with Washington Road. The area benefits from strong public transport infrastructure, with Worcester Park station providing frequent direct services to Central London.

The A24 is situated to the south of Worcester Park, providing access to Central London.

Description

The property comprises an end terrace building of traditional brick construction. The ground floor comprises retail space, with the first floor comprising residential accommodation which has been sold off.

Accommodation

The property provides the following approximate net internal floor areas (NIA):

Ground Floor:	1,410 sq ft	130.96 sq m
Total:	1,410 sq ft	130.96 sq m

Tenancy Information

Address	Tenant Name	Lease Start	Lease Expiry	Passing Rent (pa)
90 Central Road	SOS! Special Educational Needs	06/01/2017	05/01/2027	£20,000
90a Central Road	A Saxby	31/12/1989	30/12/2088	£100
Total				£20,100

Tenure

The property is held freehold.

EPC

Available on request.

Proposal

We have been instructed to seek offers in excess of **£300,000** (Three Hundred Thousand Pounds) subject to contract and exclusive of VAT. A purchase at this level would reflect a net initial yield of **6.50%**, assuming standard Purchaser costs.

Further Information

Graham Fawcett

grahamfawcett@fmx.co.uk

07980 548 852

Patrick Kilvington

patrickkilvington@fmx.co.uk

07860 625 512