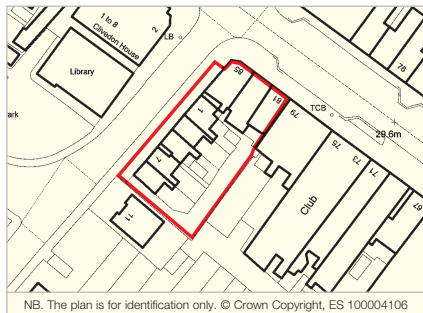


## Worcester Park

1-9 Windsor Road,  
81-85 Central Road  
and Flats 1-5 Windsor  
House,  
Surrey  
KT4 8EB

- **A Prominent Freehold L-shaped Corner Building comprising 8 Retail Units and 5 Self-Contained Flats**
- Five Retail Units subject to Commercial Leases. Two Flats subject to Assured Shorthold Tenancies. Three Retail Units and Three Flats subject to Long Leases
- Planning Permission for the Erection of New Second and Third Floors incorporating Nine Additional Self-Contained Flats (3 x One Bedroom, 4 x Two Bedroom & 2 x Three Bedroom Flats) and Seven Parking Spaces to the Rear
- Site Area extending to Approximately 0.086 Hectares (0.213 Acres)
- Situated Approximately 450 Metres from Worcester Park Rail Station (providing direct services to both Clapham Junction and Waterloo Stations)
- Total Current Rent Reserved  
**£62,885 per annum (equivalent) with Planning Permission for Nine Further Flats**



### INVESTMENT - Freehold Building with Planning



#### Tenure

Freehold.

#### Location

The property is situated on the southern side of the junctions of Windsor Road and Central Road. A wide range of local shops and amenities is available in Worcester Park, with the more extensive facilities of both Kingston-upon-Thames and Sutton also being within reach to the north-west and south-east respectively. Worcester Park Rail Station lies approximately 450 metres to the north-west and provides direct and regular services to both Clapham Junction and London Waterloo with journey times of less than 20 minutes and 30 minutes respectively. The open spaces of both Sir Joseph Hood Memorial Recreation Ground and Nonsuch Park are also within walking distance and both the A3 and A24 are also close at hand.

#### Description

The property comprises an L-shaped corner building arranged over ground and first floors beneath a flat roof. The property is internally arranged to provide a total of eight retail units and five self-contained flats. The property occupies a broadly rectangular site extending to approximately 0.086 Hectares (0.213 Acres) and benefits from planning permission for the erection of new second and third floors incorporating nine additional self-contained flats (3 x one bedroom, 4 x two bedroom & 2 x three bedroom flats) and the creation of seven parking spaces to the rear.

#### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out opposite.

#### Planning

Local Planning Authority: The London Borough of Sutton.  
Tel: 020 8770 5000.

The property is to be offered with the benefit of planning permission (Ref: A2014/70583/FUL) dated 23rd December 2014 for the 'Erection of new second and third floors incorporating 3 x one bedroom, 4 x two bedroom and 2 x three bedroom self-contained flats, together with associated stair and lift enclosure, refuse store at ground level and cycle facilities at first floor with a total of seven car parking spaces at rear and alterations to ground and first floor elevations.

Copies of the Planning Permission and Plans are available from the Auctioneers upon request (Ref: SH).

#### VAT

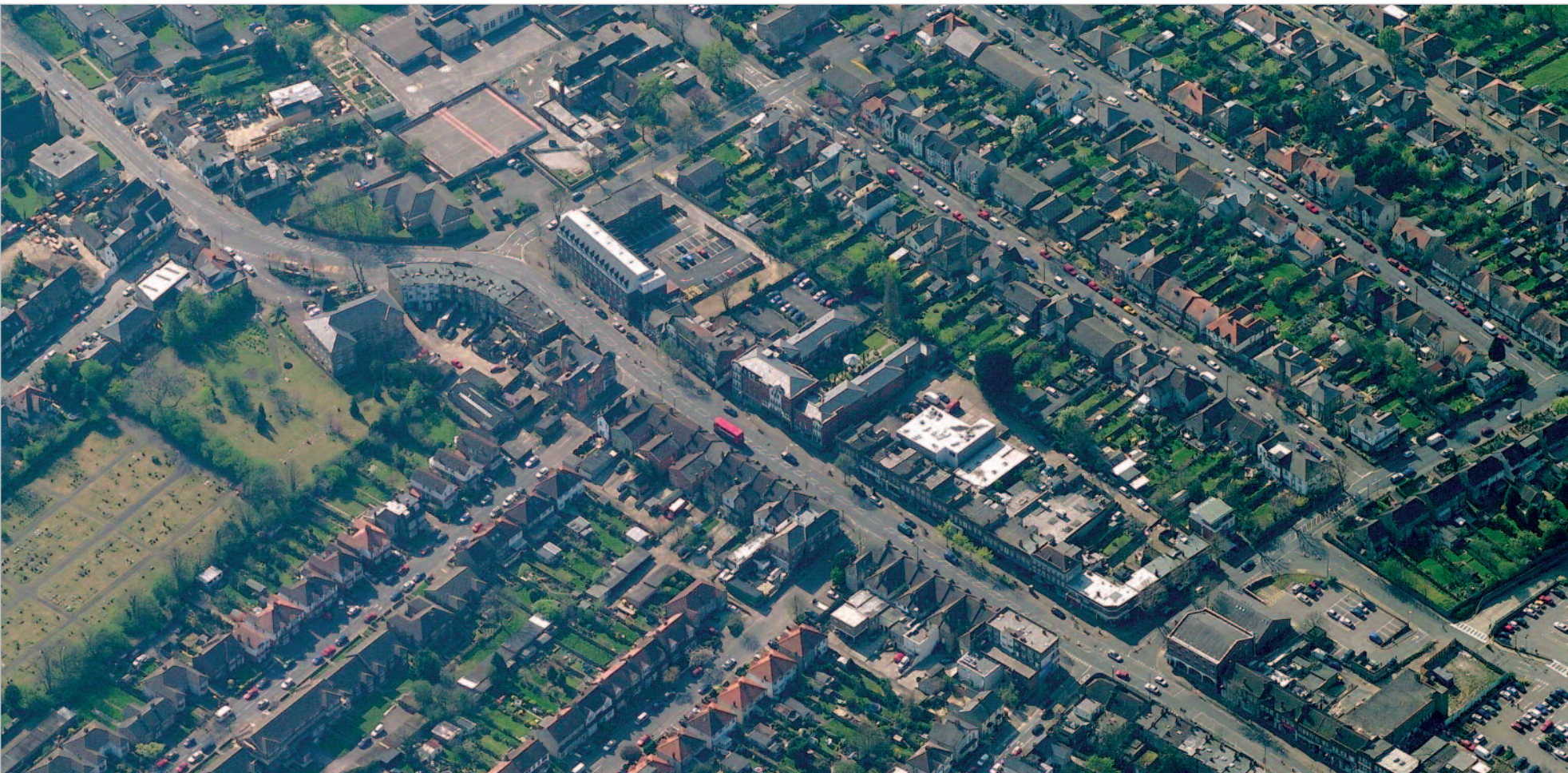
VAT is NOT applicable to this lot.

#### Seller's Solicitor

Messrs Freemans (Ref: Mr H Freeman).  
Tel: 020 7935 3522.  
Email: hf@freemanssolicitors.net

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allisop.co.uk](http://www.allisop.co.uk).  
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.





Unit / Address	Accommodation			Tenant	Terms of Tenancy	Current Rent £ p.a.
1/1A Windsor Road	Ground Floor Retail Unit			T/A Worcester Park Electrical Supplies Ltd	Tenancy for a term of 18 months from 23rd January 2015. The agreement allows for an option to break by providing 6 months' notice.	£8,000
	Gross Frontage	6.65 m	(21' 10")			
	Net Frontage	6.39 m	(20' 11")			
	Shop/Built Depth	6.29 m	(20' 8")			
3 Windsor Road	Ground Floor Retail Unit			T/A Megabyte Computers Sales and Repairs	Lease for a term of 3 years from 20th October 2014	£8,000
	Gross Frontage	4.61 m	(15' 2")			
	Net Frontage	4.46 m	(14' 7")			
	Shop/Built Depth	7.19 m	(23' 7")			
5 Windsor Road	Ground Floor Retail Unit			T/A Toyshop	Lease for a term of 15 years from 4th July 2013. The lease includes provisions for a rent review after every fifth year of the term. There is no break clause.	£8,000
	Gross Frontage	4.94 m	(16' 3")			
	Net Frontage	4.31 m	(14' 2")			
	Shop/Built Depth	7.03 m	(23' 1")			
7 Windsor Road	Ground Floor Retail Unit			T/A The Classic Hairdressers	Lease for a term of 15 years from 7th February 2014. The lease includes provisions for rent reviews every fifth year of the term.	£8,000
	Gross Frontage	4.61 m	(15' 2")			
	Net Frontage	4.27 m	(14' 0")			
	Shop/Built Depth	7.06 m	(23' 2")			
9 Windsor Road	Ground Floor Retail Unit			T/A Worcester Park Cars	Lease for a term of 20 years from 12th January 2015. The lease includes provisions for a rent review after every fifth year of the term. There is no break clause.	£8,000
	Gross Frontage	4.53 m	(14' 0")			
	Net Frontage	4.32 m	(14' 2")			
	Shop/Built Depth	7.04 m	(23' 2")			
Flat 4 Windsor House	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC			Individual	Subject to an Assured Shorthold Tenancy for a term of 1 year from 25th January 2016	£11,400
Flat 5 Windsor House	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC			Individual	Subject to an Assured Shorthold Tenancy for a term of 1 year from 22nd February 2016	£11,100
Flat 1 Windsor House	N/A			N/A	Lease for a term of 125 years. Please refer to the legal pack for further details	Peppercorn
Flat 2 Windsor House	N/A			N/A	Long lease for a term of 999 years. Please refer to the legal pack for further details	Nil
Flat 3 Windsor House	N/A			N/A	Subject to a lease for a term of 99 years from 30th March 1982 (thus having approximately 65 years unexpired)	£385
81-83 Central Road	Two Retail Units			N/A	Each subject to a long lease for a term of 999 years from 1st April 1987	Peppercorn
85 Central Road	Retail Unit			N/A	Lease for a term of 125 years from 29th March 2011 (thus having approximately 120 years unexpired)	Peppercorn

Total £62,695