

lot 4

177-179 Central Road, Worcester Park
Surrey KT4 8DR

Rent
£137,500
per annum
exclusive

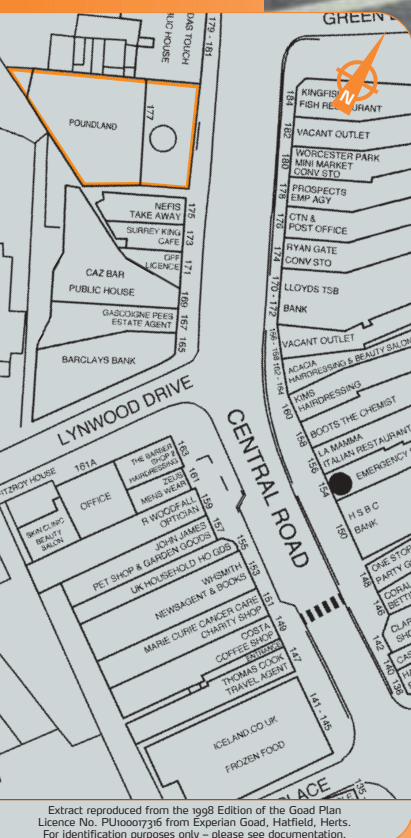
Freehold Retail Investment in Affluent
Commuter Town

- Entirely let to Marks & Spencer plc until 2023
- Sub-let to and occupied by Poundland Limited
- Benefits from Open A1 (with Food) Planning Consent

- Nearby occupiers include Barclays Bank, Boots the Chemist and W H Smith
- Six Week Completion Period Available



On behalf of
**J E Cookson and
A J Phillips as
Joint Fixed Charge
Receivers**



Location

Miles: 4 miles south-east of Kingston Upon Thames
7 miles west of Esher
14 miles south-west of Central London

Roads: A2043, A3, M25

Rail: Worcester Park Railway Station (Direct to London Waterloo)
Air: Gatwick International Airport

Situation

The property is situated on the south-west side of Central Road (A2043), an established retail and residential parade, approximately 100 metres from Worcester Park Railway Station. Nearby occupiers include Barclays Bank, Boots the Chemist and W H Smith.

Description

The property comprises an open plan ground floor retail unit with storage accommodation, office and staff room facilities on the first floor. The property benefits from a 1,000 kg, 13-person passenger/goods lift and a forecourt to the front providing parking for some 8 vehicles.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

NB. This property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including any in relation to VAT, can be given. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	362.8 sq m	(3,905 sq ft)	MARKS & SPENCER PLC (1) (2)	20 years from 25/03/2003 until 24/03/2023 on a full repairing and insuring lease	£137,500	25/03/2013 & 25/03/2018
First	Ancillary	163.6 sq m	(1,761 sq ft)				
Totals		526.4 sq m (3) (5,666 sq ft) (3)				£137,500	

- (1) For the year ending 2nd April 2011, Marks & Spencer plc reported a turnover of £9,740,300,000, pre-tax profits of £780,600,000 and a total net worth of £2,145,700,000. (Source: www.riskdisk.com 23/01/2012)
- (2) Please note, the tenant has sublet the property to Poundland Limited who are currently in occupation. For the year ending 27th March 2011, Poundland Limited reported a turnover of £641,522,000, pre-tax profits of £21,401,000 and a net worth of £66,871,000. (Source www.riskdisk.com 23/01/2012)
- (3) The rent review clause states that the property is to be valued assuming a gross internal area of 6,090 sq ft.

For further details please contact:

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