

# Retail Unit - TO LET

99 Central Avenue, Worcester Park, KT4 8DY



99 CENTRAL AVENUE  
Tel: 0208 329 9869



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Ryan Lynch  
07925 870289  
[ryan@bereal.co.uk](mailto:ryan@bereal.co.uk)

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## Accommodation

The approximate floor areas are as follows:

Description	Area (Sq Ft)	Area (Sq M)
Sales Area	1,030	95.7
Ancillary	559	51.9
<b>Total</b>	<b>1,589</b>	<b>147.6</b>

### Key Features

- Easily accessible, mainly open plan retail unit.
- Kitchenette & W/C
- Prominent location.

### Description

The property comprises a self-contained ground floor retail unit with a fully glazed frontage onto Central Avenue.

The accommodation is arranged as open-plan retail space with laminated flooring throughout the main sales area, which is fitted with halogen tube lighting set within recessed ceilings. To the rear of the unit is a kitchenette and W/C, together with ancillary storage accommodation.

The rear storage area includes a roller shutter providing rear access.



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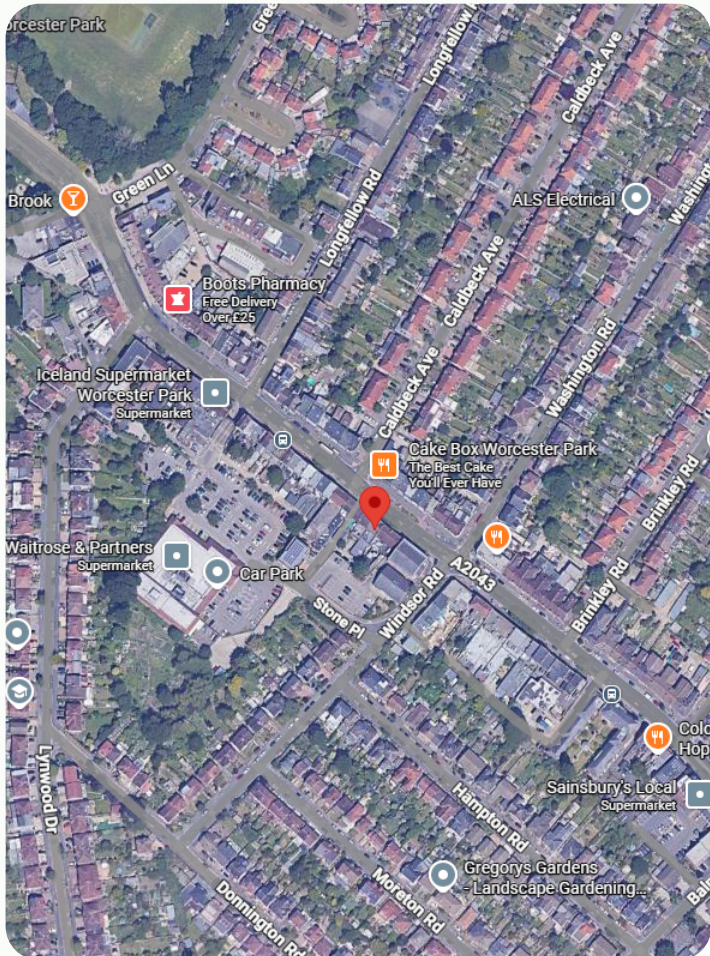
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## Location

The subject property is situated on Central Avenue, a retail parade within Worcester Park town centre.

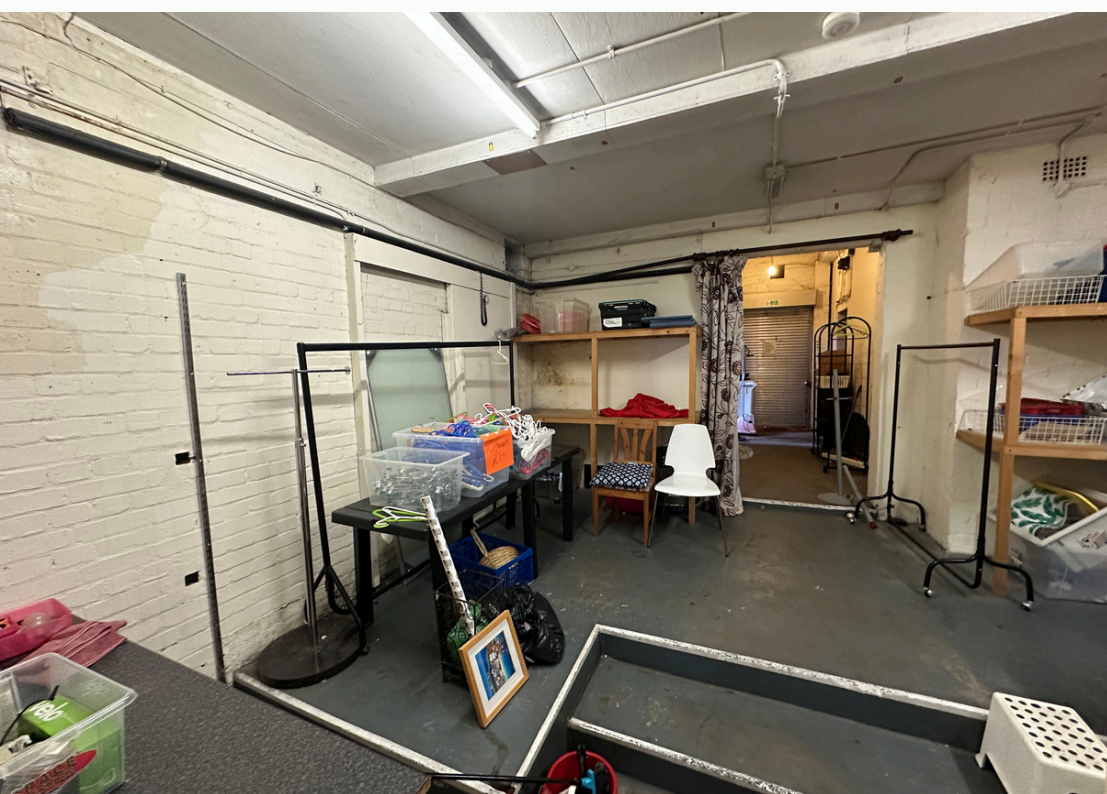
Central Avenue connects directly with the A2043, which provides access to Sutton, Epsom and the wider South London road network, with onward routes to the A3 and M25.

Worcester Park railway station is within close proximity and provides regular services to London Waterloo via Wimbledon.



<b>Rateable Value</b>	£24,000 (April 2026) (LINK)
<b>EPC</b>	TBC
<b>VAT</b>	TBC
<b>Costs</b>	Each party will be responsible for their own costs.





# 99 Central Avenue, Worcester Park, KT4 8DY

## Proposal

New lease available directly from the landlord on terms to be agreed, subject to vacant possession. Rent **£35,000 per annum** exclusive.



**Ryan Lynch**  
07925 870289  
ryan@bereal.co.uk



**James Kinally**  
07473 145728  
james@bereal.co.uk

## Be Real Estate.

020 3370 2218

bereal.co.uk

5 Riverview, Walnut Tree Close,  
Guildford, Surrey, GU1 4UX



Commercial Property  
Management



Valuation & Lease Advisory



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Building Consultancy

## SUBJECT TO CONTRACT

### Anti Money Laundering Regulations

In order to comply with anti-money laundering legislation, where applicable and following agreement of terms the tenant/purchaser will be required to provide certain identification documents.

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