

**74-76 High Street
New Malden
Surrey
KT3 4ET**



RETAIL INVESTMENT

with

RESIDENTIAL OPPORTUNITY

FOR SALE

Existing Building Area 1,248 Sq. ft (116 Sq. m) approx.

020 8332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk

Location

New Malden is situated some 10 miles Southwest of Central London and is an established commercial centre with numerous retailers, restaurants, and leisure facilities.

The building is located in the centre of New Malden, close to the railway station which offers fast and frequent services to London Waterloo with an approximate journey time of 25 minutes. The A3 is less than one mile from the property and offers direct access to central London and Junction 10 of the M25.

Description

The mid-terraced property is arranged over ground and first floors.

The ground floor comprises a retail unit previously with an A2 use but now within the new E class commercial use. The unit benefits from two WC's, kitchenette, small office and refuse area.

The first floor was previously used as ancillary office but has now been separated from the ground floor and has the benefit of planning permission to create two residential units. (Plans available on request)

The flats will be accessed via a service road to the rear.

The building has the following approximate floor area: -

Floor	Sq. Ft	Sq. M
Ground	624	58
First Floor	624	58
Total	1,248	116

Lease

The ground floor is let to William Hill Organization Limited on an effective full repairing and insuring lease for a term of seven years from 31st January 2020 until 30th January 2027. There is a tenant only break on 31st January 2024 subject to 6 months prior written notice.

The passing rent is £18,500 per annum exclusive.

Business Rates

The building has a rateable value of £25,250. The first floor has yet to be separated.

EPC

The building has an energy performance certificate of C-56

Tenure

Freehold.

Proposal / Price

Offers are sought in the region of £750,000 plus VAT.

ANTI MONEY LAUNDERING

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Further Information

For further information please contact sole agents:

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Subject to Contract February 2021

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