



SITUATION

Located close to the junction with Kingston Road (A2043) and occupying a prime trading position in this popular High Street amongst such multiples as **Costa Coffee, Ladbrokes, WH Smith, Boots, Nationwide, Subway, Clinton Cards, Co-op, Orange, Greggs** and **Holland and Barrett**. New Malden Rail Station is within close proximity and the property enjoys good road links via the A3. New Malden lies approximately 6 miles south-east of Richmond and 12 miles south-west of Central London.

PROPERTY

A mid terraced property comprising a **Ground Floor Shop** benefitting from a rear service road together with separate rear access to a **Self-Contained Flat** on the first floor.

VAT is believed not to be payable in respect of this Lot, but bidders are referred to the Special Conditions of Sale which provide VAT may be payable in certain circumstances.

FREEHOLD



TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|-------------------|--|---|------------------------------|---------------------------|---|
| Ground Floor Shop | Gross Frontage 18'6" Internal Width 17'4" Shop Depth 41'7" Built Depth 60'0" 2 WCs | Cosway (UK) Ltd (Health & Beauty products) (Having 17 branches) (A member of the Berjaya Group). | 10 years from 5th March 2012 | £32,000 (See Note) | FRI subject to a schedule of condition Rent Review and Tenant's Break 2017 Note: The tenant currently has a rent free period which expires on 5th September 2012 and the Vendor will top up the rent shortfall on completion. |
| First Floor Flat | Not Inspected | 2 Individuals | 99 years from 25th July 2003 | £50 | FRI Rent rises by £50 every 33 years |
| TOTAL | | | | £32,050 | |

£32,050 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS
Lawrence Graham LLP – Tel: 020 7759 6526
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts