



**SITUATION**

Located opposite the junction with Kings Avenue occupying a prime trading position in this popular High Street amongst such multiples as **HSBC, NatWest, Your Move, McDonald's, Waitrose, Peacocks, William Hill, Cancer Research UK** and many others, with New Malden Rail Station being within close proximity.

New Malden lies approximately 6 miles south-east of Richmond and 12 miles south-west of central London and enjoys good road links via the A3.

**PROPERTY**

An attractive mid terraced property comprising a **Ground Floor Restaurant** with separate rear access to **Self-Contained Offices** on the first floor.

The property includes a large rear parking area accessed via a service road.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£25,000 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**ACCOMMODATION**

**Ground Floor Restaurant**

Gross Frontage	17'4"
Internal Width	16'7"
Restaurant Depth	36'8"
Built Depth	81'8"
Restaurant Area	Approx 608 sq ft
Kitchen Area	Approx 223 sq ft
Ladies, Gents & Disabled WCs	

**First Floor Offices**

Not inspected – 3 Rooms, WC

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Tonghouk Limited (with 2 personal guarantors) (see Note 1) as Tree Stone Kitchen (Steakhouse)** for a term of 15 years from 11th November 2015 at a current rent of **£25,000 per annum** exclusive.

**Rent Reviews 2020 & 2025**

**Note 1: The tenant also trades from the adjoining shop.**

**Note 2: There is a £12,500 Rent Deposit held.**

**Note 3: There is potential to create an additional floor, subject to obtaining the necessary consents.**

**VENDOR'S SOLICITORS**  
DWFm Beckman – Tel: 020 7408 8888  
Ref: D. Freedman – Email: david.freedman@dwfmbekman.com

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 £500 (including VAT) upon exchange of contracts