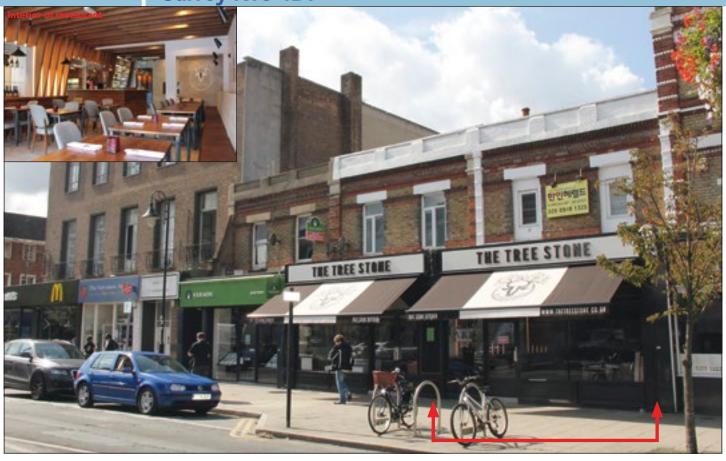
71 High Street, New Malden, **Surrey KT3 4BT** 

# \*Reserve below £300,000



## **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

# **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@dwfmbeckman.com

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