



SITUATION

Occupying a busy trading position close to the junction with Kings Avenue amongst a variety of local traders and multiples such as **McDonald's, Waitrose, Boots Opticians, Peacocks, NatWest, HSBC, William Hill, Lloyds Bank, Specsavers,** and many others.

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

PROPERTY

A mid terrace building comprising a **Ground Floor Coffee Shop** with a separate rear access to a **Self-Contained Flat** on the first and second floors. In addition the property includes a **Rear Yard with parking for approx. 2 cars**, accessed via a service road at the rear.

VAT is NOT applicable to this Lot

£35,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

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

FREEHOLD

ACCOMMODATION

Ground Floor Coffee Shop

Gross Frontage	19'10"
Internal Width	18'3"
Shop Depth	47'10"
Built Depth	56'7"
Sales Area	Approx. 810 sq ft
Store Area	Approx. 120 sq ft
WC	

First & Second Floor Flat

3 Bedrooms, Living Room, Kitchen, Bathroom/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **Kyeong Ja Park as a Coffee Shop** for a term of 10 years from 23rd October 2012 at a current rent of **£35,000 per annum** exclusive.

Rent Review October 2017 (Outstanding)

Note 1: £17,500 Rent Deposit Held.

Note 2: There is clear potential to extend at the rear, subject to obtaining planning and possession.



VENDOR'S SOLICITORS

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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 £500 (including VAT) upon exchange of contracts