

**74 – 76 HIGH STREET
NEW MALDEN
LONDON
KT3 4ET**

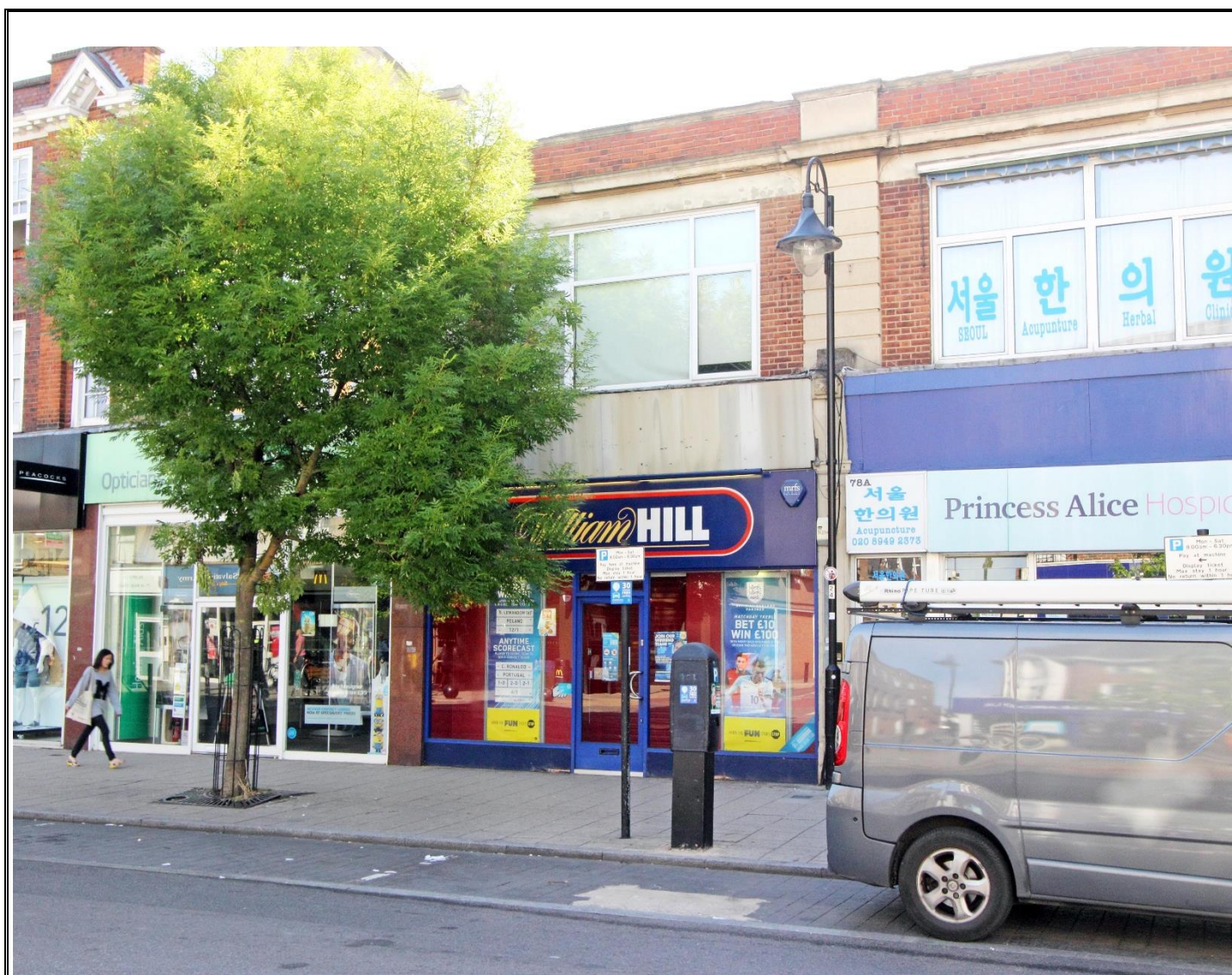


FULLY LET RETAIL INVESTMENT IN PRIME HIGH STREET LOCATION

Jubilee House
Jubilee Close
Hampton Wick
KT1 4DG

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FREEHOLD FOR SALE



SECURE RETAIL INVESTMENT OPPORTUNITY

PASSING RENT: £23,500 PA

LEASE EXPIRY IN 2025

PRIME HIGH STREET PITCH

LET TO WILLIAM HILL

REVERSIONARY & DEVELOPMENT POTENTIAL STPP

FREEHOLD FOR SALE

1,248 SQ. FT. (116 SQ. M) APPROX.

LOCATION

The property is located in a prime position on the east side of New Malden High Street directly opposite McDonalds and approximately 300 metres from New Malden train station. New Malden High Street comprises of an abundance of national retailers with nearby occupiers including Boots Opticians, Waitrose, Tesco, Costa Coffee, Specsavers Opticians and a number of High Street banks. The premises benefits from excellent communication links situated close to the A3 providing access to central London (northbound) and Junction 9 of the M25 (southbound). There is meter parking and good pay and display parking in the immediate vicinity.

DESCRIPTION

The property comprises an A2 retail unit currently arranged over two floors providing sales accommodation on the ground floor and ancillary office space on the first floor accessed via external stairs at the rear. Specification includes double glazing, suspended ceilings, A/C and CCTV with the first floor comprising a large meeting room with kitchen and separate male and female W/Cs. There is also rear yard which is accessed via a service road that runs behind the parade. In our opinion the property may offer some development potential to extend to the rear and/or obtain alternative uses such as residential at 1st floor level subject to vacant possession and the necessary planning permissions.

ACCOMMODATION (Gross Internal Area approx.)

Ground Floor:	624 sq. ft.	(58 sq. m)
First Floor:	624 sq. ft.	(58 sq. m)
Total:	1,248 sq. ft.	(116 sq. m)

BUSINESS RATES

We are advised that the rateable value of the property is £25,250. Based on the current UBR we have estimated the rates payable to be in the region of £12,549 per annum and interested parties are advised to make their own checks.

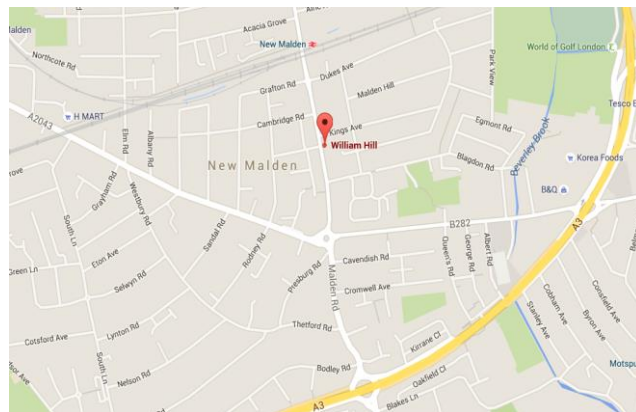
LEASE INFORMATION

The premises is fully let to William Hill Organisation Limited on a 15 year lease from 03.09.2010 at a current passing rent of £23,500 pa. There is an outstanding rent review from 03.09.2015 currently under negotiation and a break clause at the end of year 10 of the lease in September 2020.

GUIDE PRICE

£495,000

The premises is available freehold with the benefit of the existing tenancy.



Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

85

This is how energy efficient the building is.

FURTHER INFORMATION

Viewing strictly by prior appointment with Levene Commercial

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