

PROMINENT CLASS E FREEHOLD FOR SALE NEW MALDEN

64 HIGH STREET

Description

New Malden is a town located in the Royal Borough of Kingston upon Thames, in southwest London, England.

The subject property is located on a prime spot on the High Street with nearby retailers including **McDonalds, Caffe Nero, Superdrug, Card Factory, F.Hinds** and **Holland & Barrett**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall with first floor ancillary providing the following approximate areas:

Ground Floor Sales	1,490 sq. ft. (138.43 sq. m)
Ground Floor Ancillary	860 sq. ft. (79.90 sq. m)
First Floor Ancillary	653 sq. ft. (60.67 sq. m)
Total	3,003 sq. ft. (279 sq. m)

Part of the first floor and second floor have been separately sold on a long leasehold for residential use. The term is for 125 years due to expire in July 2132 at a current ground rent of £100 per annum.

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£570,000**.

** In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£58,500
UBR (24/25)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of C 57. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

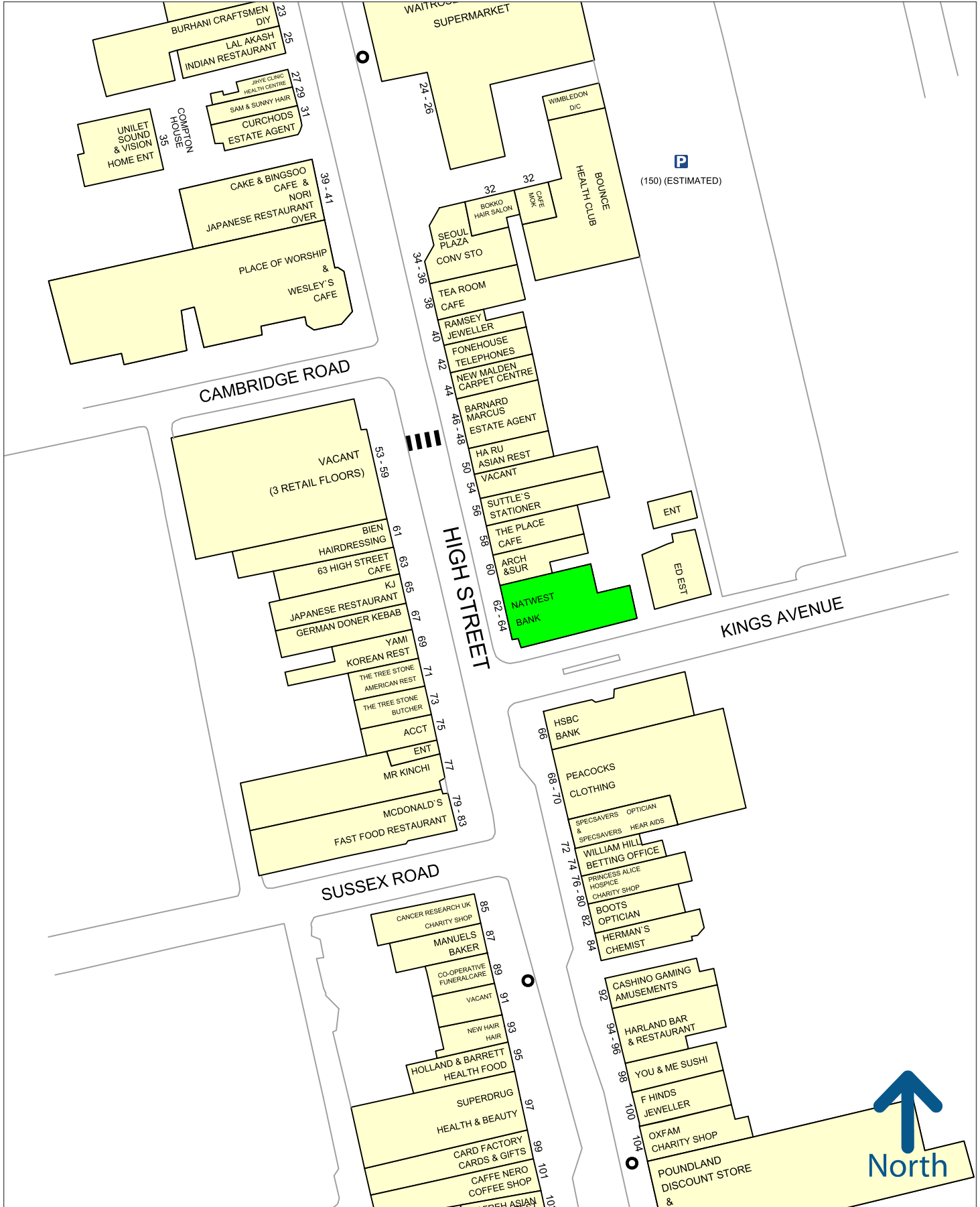
Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
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In partnership with:





50 metres

Experian Goad Plan Created: 07/08/2023
Created By: Green and Partners



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