



Price/premium: £1,100,000 Rent: £29,996 Per annum Size: 202 Square meter Ref: #3132 Status: New on!

## Location

Prime location close to many multiples including Nando's, Pizza Express, KFC, Shoezone, Boots, W H Si Costa. New Malden station with it's fast service to Waterloo is within easy walking distance and there i 149 High St (workshop)- 14.5 m sq.151 High St (upper offices)- 105 m sq.

#### Leases/Rents;

153 High St is occupied by one of our clients, currently at nil rent- lease expired in 2016. Vacant posses completion.

155 High St is let to Adorn Jewellers at a current rent of £12,996 p.a.- lease expired in 2014.

149 High St is let to Ochirbat Davgadorj for a term of 12 months from 1st January 2023 at £,4,200 p.a.

151 High St is let to My Homecare Kingston Ltd for a term of 36 months from 1st November 2021 at £1

Total current income of £29,996 p.a. No rent is shown for No 153 and it is considered there is significative rental yield, along with potential to develop.

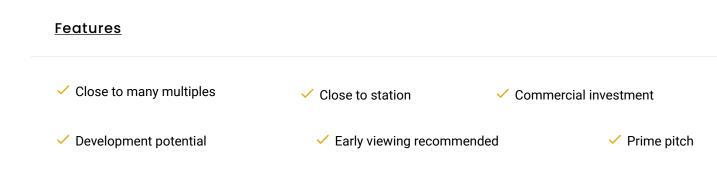
Early viewings recommended. By appointment only- please do not disturb the current tenants.

#### Address

Address: 149, 151, 153 & 155 High Street Postcode: KT3 4BH Town: New Malden Area: Surrey

### **General information**

| Tenure:         | Freehold  |
|-----------------|---|
| Price/premium:  | £1,100,000  |
| Rent:           | £29,996 Per annum   |
| Legal fees:     | Each party to bear their own                                    |
| Rateable value: | All R.V.'s currently appear to be below £12,000- please verify. |



# Property Map

Franklin Commercial