



**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 Smith, Costa. New Malden station with it's fast service to Waterloo is within easy walking distance and there is

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 possession pending 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 significant 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.

## Features

- ✓ Close to many multiples
- ✓ Close to station
- ✓ Commercial investment
- ✓ Development potential
- ✓ Early viewing recommended
- ✓ Prime pitch

## Property Map



