



SITUATION

Occupying a prominent trading position on New Malden High Street close to the junction with Burlington Road, adjacent to **Foxtons** and amongst such multiples as **Pizza Express, Pizza Hut, Boots, WH Smith, Costa, Subway, Greggs, KFC, Wilko** and being directly opposite **Nando's**.

New Malden is a prosperous suburb situated approximately 9 miles south-west of central London, benefiting from good transport links via the A3 and being only approximately 600 yards from New Malden Railway Station.

PROPERTY

A mid-terrace building comprising a **Ground Floor Restaurant** with separate rear access to a **Self-Contained Flat** at first and second floor levels. The property includes a **Rear Yard** area.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Restaurant (having 44 covers)

Gross Frontage	17'4"
Internal Width	15'7"
Shop Depth	39'11"
Built Depth	78'4"
Sales Area	Approx. 410 sq ft
Kitchen Area	Approx. 190 sq ft
Store Area	Approx. 240 sq ft
Ladies & Gents WCs	

First and Second Floor Flat

4 Rooms, Kitchen, Bathroom/WC	
GIA	Approx. 860 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **Sorabol Limited as a Korean restaurant** for a term of 30 years from 24th June 2004 (by way of a reversionary lease) at a current rent of **£28,000 per annum** exclusive.

Rent Reviews June 2019 and 5 yearly

Note: The tenant has made an application to assign the lease to a Kebab Restaurant & take-away operator.

£28,000 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

DWFM Beckman
Tel: 020 7408 8888 Ref: Glen Bayliss
Email: glen.bayliss@dwfmbeckman.com

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page