



SITUATION

Located in this well-established parade on the east side of Malden Road which includes a branch of **Tesco Express** and a variety of independent retailers, in this busy thoroughfare linking New Malden to Worcester Park.

Worcester Park is an affluent suburb which lies between the A3 and A24, only 3 miles from Kingston-upon-Thames.

VAT – Refer to Special Conditions of sale in the Legal Pack

PROPERTY

A mid terrace building with a Gross Frontage of 21'10" comprising a **Ground Floor Shop** with a **Deep Rear Extension** (20'3" wide) and separate front access to a **Self-Contained 2 Bed Flat** on the first and second floors.

In addition, the property includes a **Parking Area** at the rear accessed via a service road.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'4" Built Depth 75'6" Sales Area, Store Area, Office, Kitchen & WC GIA Approx. 1,249 sq ft	Plough Green Pharmacy Limited (Chemists)	10 years from 1st April 2016	£21,000	FRI (Law Society Lease) Rent Reviews April 2019 and 2022 (Not Actioned) and 2025. Note: The Tenants did not exercise their 2021 Break Clause.
First & Second Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom, sep. WC GIA Approx. 846 sq ft	Individual	Not Known	£9,600	AST
				Total: £30,600	

¹Not inspected by Barnett Ross. Areas provided by Vendor/VOA.

£30,600 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Vendor's Solicitors

Axiom DWFM
Tel: 020 7408 8888 Ref: Miles Fish
Email: m.fish@axiomdwm.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

