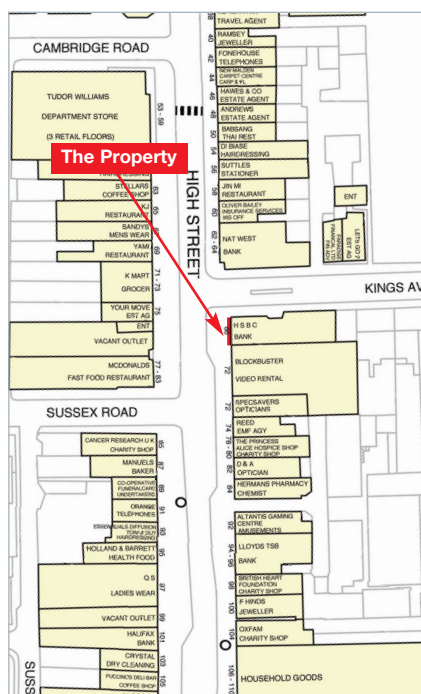


New Malden
66 High Street
Surrey
KT3 4EZ

- **Attractive Freehold Bank and Residential Investment**
 - Majority let to HSBC on a lease expiring 2022
 - Large maisonette let on an Assured Shorthold Tenancy
 - Former planning consent for residential development (1)
 - Bank Rent Review 2012
 - Total Current Rents Reserved
- £88,000 pa**



Tenure

Freehold.

Location

New Malden forms part of the Royal Borough of Kingston on Thames, 10 miles south-west of Central London, and forms a popular suburban shopping area serving an affluent local population. The area benefits from easy access to A3 (1 mile) and hence to M25 (Junction 7) as well as having regular rail services to Waterloo in 25 minutes. High Street is the main retail thoroughfare and the property occupies a prominent corner site at the junction with Kings Avenue. Occupiers close by include Halifax, NatWest Bank, W H Smith McDonald's and Boots.

Description

The property is arranged on ground and two upper floors to provide a banking unit on ground and part first floors, together with a self-contained three bedroom maisonette on part first and second floors, access to which is from the side.

(1) The property has had the benefit of planning consent to form (inter alia) 4 x 1 bed and 3 x 2 bed flats. This consent was granted on appeal on 18th November 2005 (Application Reference 05/14128. Royal Borough of Kingston upon Thames).

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
66 Ground & Part First Floor	HSBC Bank plc	<div> <div>Gross Frontage</div> <div>7.7 m</div> <div>(25' 4")</div> </div> <div> <div>Net Frontage</div> <div>6.9 m</div> <div>(22' 5")</div> </div> <div> <div>Shop Depth</div> <div>19.2 m</div> <div>(63' 0")</div> </div> <div> <div>First Floor Ancillary</div> <div>29.9 sq m</div> <div>(320 sq ft)</div> </div>	15 years from 29.09.2008 Rent review every 5th year FR & I	£70,000 p.a.	Rent Review 2012
Part First & Second Floor	2 Individuals	Part First & Second Floor – 3 Bedroom Maisonette	Assured Shorthold Tenancy 03.12.2008	£18,000 p.a.	Holding over

Total £88,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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