



## High Street , New Malden, KT3 4BY

Investment Freehold | Development Opportunity STPP | Ground Floor Commercial | Offices above and to the Rear

High Street Location | Close to New Malden Train Station | Total of Approx 2800 Sq ft | Fantastic Investment Opportunity

**Offers In Excess Of: £1,200,000**

**HUNTERS®**  
HERE TO GET *you* THERE

## High Street , New Malden, KT3 4BY

Hunters Worcester Park are please to offer this amazing investment opportunity. A full freehold commercial with offices above and to the rear. The property is located in the highly sought after area of New Malden directly with a high street presence. It displays a significant potential to develop residentially STPP. Located very close to New Malden Train Station and surrounded by excellent transport links only further adds to the kerbside appeal of this property.

### SHOP1

18`10 x 14`3

### SHOP 2

14`7 x 13`5

### MASSAGE ROOM 1

30`4 x 7`6

### MASSAGE ROOM 2

30`4 x 9`7

### BATHROOM

8`10 x 7`11

### KITCHEN

8`11 x 7`6

### OFFICE 1

16`5 x 16`4

### OFFICE 2

16`5 x 13`3

### OFFICE 3

16`5 x 16`3

### OFFICE 4

16`6 x 13`2

### OFFICE 5

16`5 x 16`4

### OFFICE 6

13`3 x 9`10

## ENERGY PERFORMANCE RATING

«EpcGraph»

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### OPENING HOURS

Monday - Friday: 8:30am - 6:30pm

Saturday: 10am - 4pm

Sunday: Closed

### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

