





75 High Street, New Malden, Surrey, KT3  
4BT

## FOR SALE

Approx 1,461 sqft (135.89 sqm)

### DESCRIPTION

Opportunity to acquire a freehold mixed-use investment in the heart of New Malden. The property comprises a ground floor Class E unit let on a 10 year lease and a 2-bedroom maisonette which has undergone extensive refurbishment. The maisonette, also known as 23 Sussex Place, is occupied on a contractual periodic tenancy and benefits from a large rear garden area accessed via Sussex Place. The commercial tenant has an allocated parking space on the rear drive.

Retail/Class E	508 sqft	47.19 sqm
2 bed Maisonette	953 sqft	88.7 sqm
TOTAL	1,461 sqft	135.89 sqm

### PRICE

Offers invited in the region of £650,000 subject to contract.

### TENURE

Freehold, subject to the existing leases.

### LEASES

**Commercial:** Held on a 10 year lease from 10<sup>th</sup> May 2021 by a private individual trading as Tax Assist Accountants paying a rent of £18,000 pax. There is an upward only rent review on 10<sup>th</sup> May 2026 and a tenant break option on 9<sup>th</sup> May 2027.

**Maisonette:** Holding over on a contractual periodic tenancy from 22.12.2022 paying £1,600 PCM.

### LOCATION

The property is located on the West side of the high street in a prime position close to other major occupiers including McDonalds, HSBC & Natwest. The property is less than 5 minutes walk from New Malden mainline train station, which provides 6 trains an hour into London Waterloo with an average journey time of 25 minutes. There is excellent access to the A3, which is less than half a mile away, and the national motorway network at junction 10 of the M25 is approximately 15 minutes drive away.

### VIRTUAL TOUR LINK

<https://tour.giraffe360.com/34ac9602f4de4ce283492d43347e79b9/>

### EPC's

Commercial: C-71

Maisonette: E-43

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards - Epsom Office  
10 West Street, Epsom, KT18 7RG

T: 01372 740555

E: [epsom@hsedwards.co.uk](mailto:epsom@hsedwards.co.uk)

### DATE

June 2025

### FOLIO NUMBER

30300

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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EPSOM  
KT18 7RG  
**01372 740555**

102-104 HIGH STREET  
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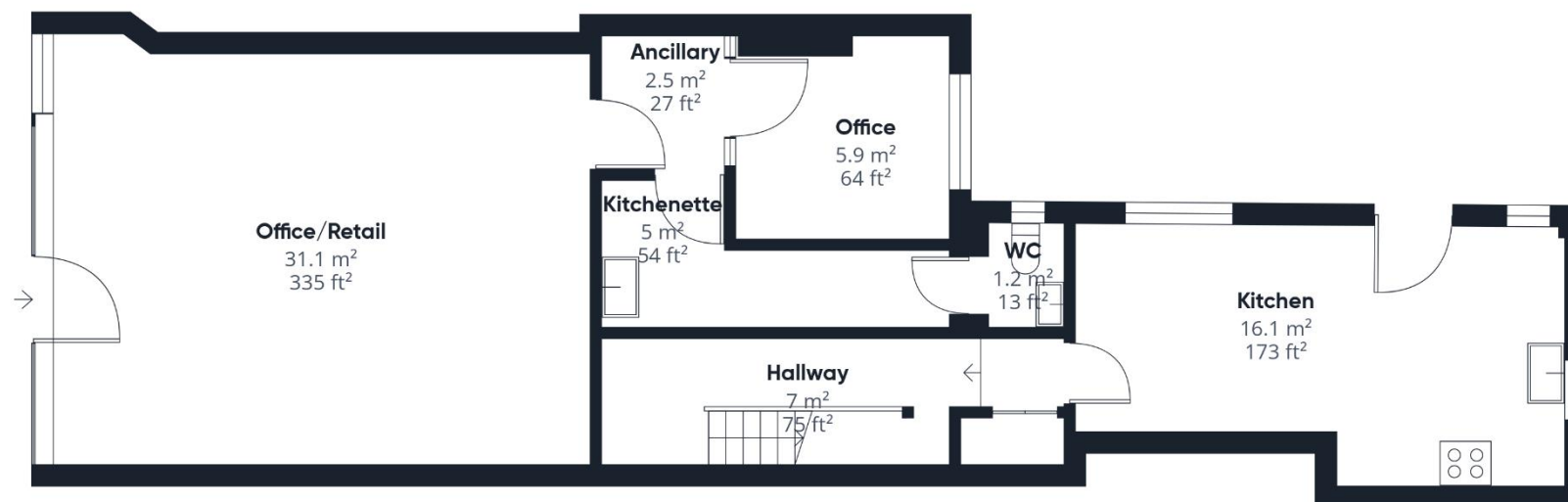
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Ground Floor

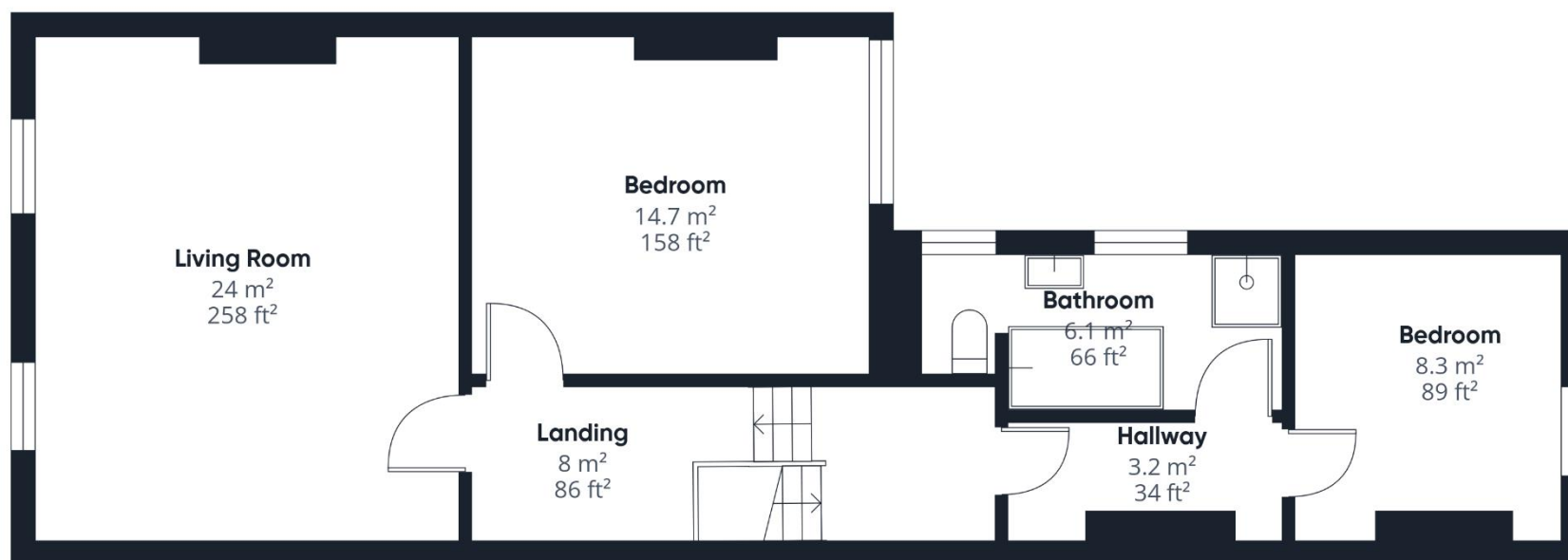
Approximate total area<sup>(1)</sup>

70.1 m<sup>2</sup>  
755 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>m</sup>

64.3 m²

691 ft²

(1) Excluding balconies and terraces

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Floor 1