

FOR SALE

FREEHOLD GARAGE INVESTMENT

Barnard Gardens, New Malden, Surrey KT3 6QG

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

Southern Plot



Northern Plot



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020 8977 2204

- 26 LOCK UP GARAGES SPREAD OVER 2 PLOTS
- OFFERS IN EXCESS OF £300,000

These particulars are intended to give a fair description but their accuracy isn't guaranteed & they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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HM Land Registry
Official copy of
title plan

Title number **SGL332008**
Ordnance Survey map reference **TQ2268SW**
Scale **1:1250**
Administrative area **Merton**

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The map displays a grid-like street pattern. Key features include:
- **Streets:** SHARROW CORNER (top left), BOLANKI HOUSE (top right), and two unnamed streets running vertically through the center.
- **Highlighted Plots:**
 - A plot outlined in orange/pink, located near the top center, adjacent to Bolanki House.
 - A plot outlined in blue and yellow, located towards the bottom left.
- **Other Features:** Dashed lines indicate boundaries or paths. A north arrow is positioned in the upper right quadrant.

The map shows the West Barnes area in London. Key features include:

- Streets:** Malden Way, Kingston Bypass, Burlington Road, West Barnes Lane, and various residential streets like Burlington Road, West Barnes Lane, and Malden Way.
- Landmarks:** Education Facility, Fire Station, and Motspur Park.
- Infrastructure:** A railway line runs through the area, and several bus stops are marked.
- Other Features:** A large orange arrow points to a specific location on the map, likely indicating the site of the proposed development.

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Garages at Barnard Gardens, New Malden KT3 6QG

LOCATION

The two blocks of garages are located in Barnard Gardens a residential road which links directly to Shannon Corner and the A3 Kingston Bypass in New Malden, Surrey.

Motspur Park train station is under half a mile with a direct service to London Waterloo.

DESCRIPTION

The property comprises two separate parcels of land with a total of 26 garages. 14 of the garages have been sold off by way of a long leasehold as shown in Schedule A. The leases for garages 11 and 4 include part of the “apron” or forecourt in front of the garage, with rights of way granted to the Freeholder, and therefore the users of the other garages.

3 of the garages are rented by way of a Licence agreement and 9 remain vacant as shown in Schedule B.

GUIDE PRICE

Offers in excess of £300,000

TENURE

The property comprises the Freehold land edged red on the Title Plan subject to 14 Long Leaseholds, details of which are contained in Schedule A.

TOTAL CURRENT INCOME

Total Annual Ground Rents: £52

Total Annual Rent: £3,600

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
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www.snellers.com

Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

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Garages at Barnard Gardens, New Malden

TENANCY SCHEDULE

Long Leasehold Schedule A - Barnard Gardens, New Malden

Garage no.	Title No.	Term End date	Term (years) remaining as of 12/25	Ground Rent PA
2	SGL340045	31/12/2079	54	£5
3	SGL 338408	31/12/2079	54	£5
4	SGL114121	31/12/2065	40	£1
5	SGL266213	31/12/2065	40	£5
6	SGL348458	28/02/2072	47	Peppercorn
8	SGL236664	31/12/2065	40	£5
10	SGL350809	31/12/2079	54	£5
11	SGL135151	31/12/2065	40	£1
12	SGL262853	31/12/2065	40	£5
13	SGL341455	31/12/2079	54	£5
14	SGL187794	31/12/2065	40	£5
16	SGL262649	31/12/2065	40	£5
22	SGL258890	28/02/2072	47	Peppercorn
23	SGL269665	31/12/2065	40	£5
TOTAL INCOME PER ANNUM				£52

Tenancy Schedule B - Barnard Gardens, New Malden

Garage no.	Tenanted/Vacant	Monthly Rent
1	Vacant	N/A
7	Vacant	N/A
9	Vacant	N/A
15	Vacant	N/A
17	Vacant	N/A
18	Vacant	N/A
19	Tenanted	£120
20	Tenanted	£120
21	Vacant	N/A
24	Vacant	N/A
25	Tenanted	£60
26	Vacant	N/A
TOTAL INCOME PER MONTH		£300
TOTAL INCOME PER ANNUM		£3,600

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