



**Rent** £22,500 Per annum

**Size** 470 Square feet

**Ref** #3290

## Address

**Address:** 153 High Street

**Postcode:** KT3 4BH

**Town:** New Malden

**Area:** Surrey

## Location

Prime location close to many multiples including Nando's, Pizza Express, KFC, Shoezone, Boots, W H Smith, Lidl, Starbucks and Costa. New Malden station with it's fast service to Waterloo is within easy walking distance and there is a public car park in Blagdon Rd, opposite the property.

## Description

Guide commencing rent £22,500 p.a.

Available on a new lease.

The shop occupies a prime pitch in this busy High Street.

Occupied for many years as a shoe repair shop the unit should now suit a multitude of different uses under the E use class.

Measuring a total of approximately 470 sq ft- external W.C.

Please view by appointment only through us- 020 7117 2526.

EPC band D.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£22,500 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a R.V. of £9,200.
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ Close to many multiples
- ✓ Close to station
- ✓ Densely populated area
- ✓ Early viewing recommended
- ✓ Excellent trading location
- ✓ High footfall
- ✓ New lease available
- ✓ Public car park nearby
- ✓ Viewings by appointment only

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



