

PROMINENT CORNER SHOP WITH SMALL YARD

686 SQ FT (63.7 SQ M)

TO LET



137 KINGSTON ROAD, NEW MALDEN, SURREY, KT3 3NX



SITUATION

The property is prominently located on the A2043 Kingston Road at the junction of Elm Road within half a mile of New Malden High Street. This busy local parade of shops comprises butchers, pet shop, sushi bar, dry cleaners all serving a built up residential area with many commuters living in the locality.



DESCRIPTION

The property comprises a retail corner shop with return frontage to both Kingston Road and Elm Road. There is an open plan sales area to the front which has just been redecorated with a new fuse board installed. Behind this is an ancillary sales area which leads into a further storage area with sink and separate toilet.

There is rear access to the shop via a pedestrian gate from Elm Road which leads in to a small enclosed concrete yard area.

AMENITIES

- Return Frontage
- Electric Security Shutters to Display Windows
- New Fuse Board
- Toilet
- Sink
- Rear Yard



**TENURE**

The unit is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£18,750 per annum exclusive.

VAT

We have been advised that the property is not elected for VAT.

BUSINESS RATES

The Business Rates are being re-assessed.

EPC

C (64)

ACCOMMODATION

	SQ FT	SQ M
Main Sales Area	404	37.5
Ancillary Sales	160	14.9
Rear Sales/Storage	122	11.3
TOTAL	686	63.7
Rear Yard	326	30.3
Display Frontage	10'11"	3.33
Return Frontage	12'1"	3.67



For further information or to arrange an inspection please contact Sole Agents:

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