

**TO LET**

**JOHN D WOOD**

# 66 High Street, New Malden, KT3

**PRIME CORNER RETAIL UNIT - circa 3,120 sq ft**



**020 7629 9050**

# 66 High Street, New Malden, KT3

## LOCATION

New Malden is located approximately 11 miles to the south west of central London and is one of the major retail centres in the Royal Borough of Kingston upon Thames. The property is located in a prime retail pitch in the centre of New Malden High Street, between its junctions with New Malden and Kings Avenue. Other retailers nearby include WHSmith, Boots, Nationwide, Café Nero, Holland and Barrett and McDonalds.

Car parking is available for shoppers in the Waitrose supermarket car park, Blagdon Road car park, and adjoining New Malden Centre car park approximately 5 minutes walk away.

## DESCRIPTION

The property was previously a HSBC Bank Branch and comprises of a retail premises on the ground floor, and a first floor with male & female WCs and storage facilities.

The ground floor former banking hall has a double frontage onto New Malden High Street and Kings Avenue. The unit benefits from good ceilings heights of 3.8m.

## ACCOMMODATION

The premises have an approximate net internal floor area of 3,120 sq ft (290 sq m). A floor plan is available upon request.

## PLANNING

Previously Class A2 the property is now within Use Class E (Commercial, Business and Service) and could be suitable as a retail unit, restaurant, coffee shop or as a medical use.

## LEGALS

Each party is to be responsible for their own legal costs.

## RATES

Rateable value for the property from the 1st April 2023 onwards is believed to be £39,500 with the rates payable of circa £19,711. Interested parties should make their own enquiries and confirm.

## VAT

Property is VAT elected

## EPC

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## LEASE

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

## Highlights

- No premiums
- Excellent transport links
- High footfall
- Class E use
- New lease
- Double frontage
- High ceiling heights

## TERMS

Asking rent - £80,000 pa

Rates payable - approx £19,711

Service charge and insurance - £1,205.30

## FURTHER INFORMATION

For further information, or to arrange a viewing, please contact:

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