



PRICE REDUCTION



The Fountain, 120 Malden Road,
New Malden, KT3 6DD

Class E / Retail /
Healthcare/ Bar

TO LET

PROPERTY SUMMARY

- Ground Floor commercial unit within new development
- Suitable for Class E, Retail, Healthcare or other uses (subject to planning)
- Consent for drinking establishment and Class E
- Available to let in shell condition
- Prominent town centre location
- Rent £40,000 per annum exclusive
- Restricted head height in the basement

LOCATION

The premises occupy a prominent location on the roundabout at the Southern end of New Malden High Street within the London Borough of Kingston Upon Thames. There is a wide selection of shops, cafes, restaurants and pubs close by. New Malden benefits from good road and rail connections with the A3 very close-by. New Malden Railway Station is just a 10 minute walk from the premises, providing regular services into Central London via Wimbledon.

DESCRIPTION & ACCOMMODATION

The property will be let in shell condition with plasterboard walls and capped services allowing occupiers to fit out to their own requirements. The accommodation and gross internal floor areas are as follows:-

Unit	Use	Area	Sq Ft	Sq M
C1	Class E / Retail / Healthcare / Bar (subject to planning)	Ground Floor	1,827	169.73
		Basement	462	42.92
		Service Yard	192	17.84

The Basement has restricted head height and is only suitable for storage.

TERMS

The unit is available to let in largely shell condition on a new lease for a term to be agreed at an initial rent of £40,000 per annum exclusive. The rent is exclusive of a service charge which is estimated to be £1,696 per annum and will cover repair and maintenance of the main building, exterior and common parts.

Subject to contract

VAT - We understand that VAT is applicable to the rent.

RATES – To be assessed.

EPC - Awaiting EPC.

LEGAL COSTS - Each party to bear their own costs.

PARKING - Please note that there is no designated parking for the unit. In addition, there is a planning restriction preventing occupiers of the commercial unit from applying for a local parking permit from London Borough of Kingston.

FLOOR PLAN – Available upon request.

For further information or to view please contact:

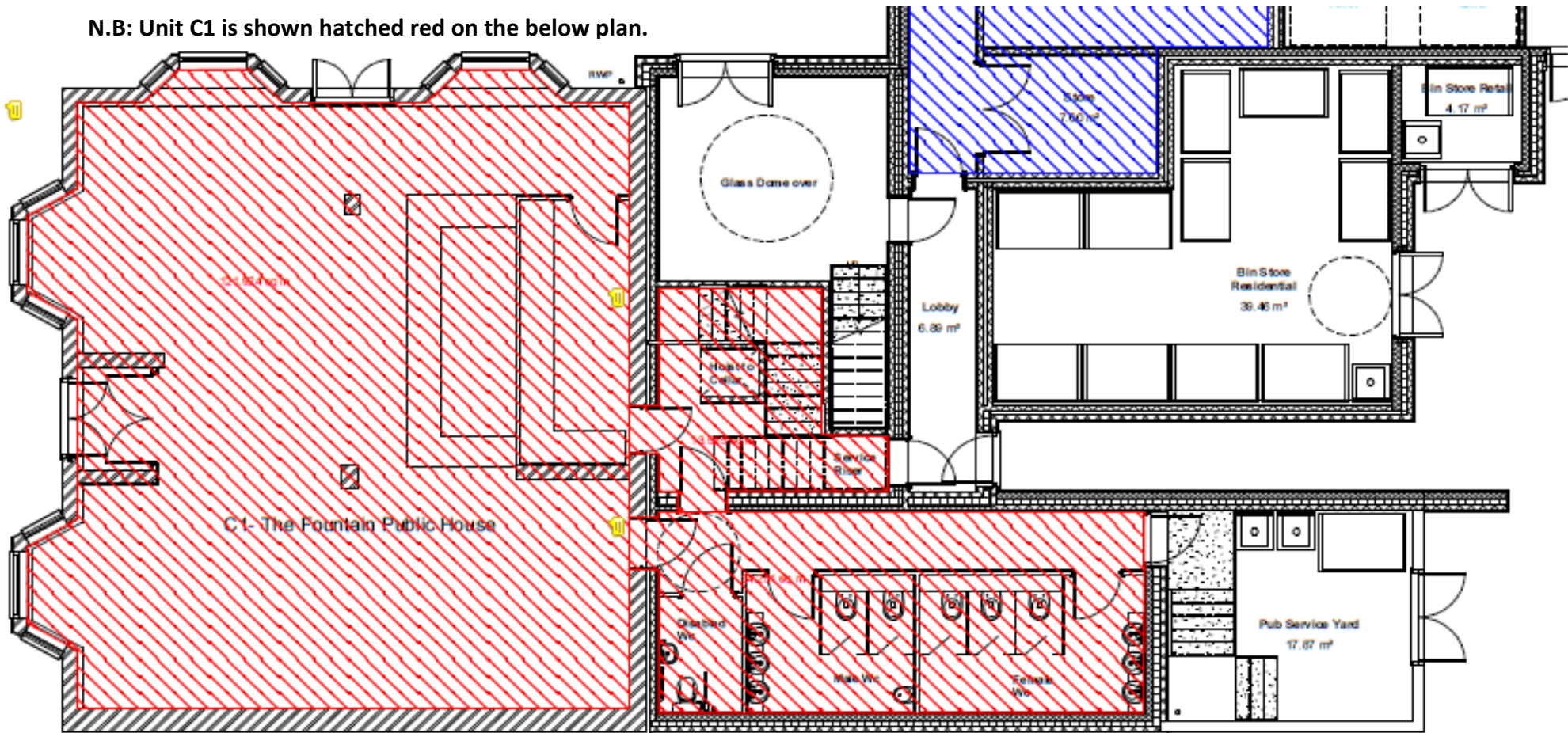
Joe Yorke BSc Hons Tel: 01737 222835

Email: joe@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com

N.B: Unit C1 is shown hatched red on the below plan.



DISCLAIMER

Richards & Co (UK) Ltd trading as Rayners Commercial, for themselves and for the sellers or owners of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

No responsibility or liability is or will be accepted by Richards & Co (UK) Ltd, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property.

No person in the employment of Richards & Co (UK) Ltd or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. Richards & Co (UK) Ltd include any joint agents acting with Richards & Co (UK) Ltd.

The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

