










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

Retail / Restaurant /
Drinking Establishment

TO LET

PROPERTY SUMMARY

-  **Two Ground Floor commercial units within new development**
-  **Unit C1 with consent for drinking establishment**
-  **Unit C2 with consent for retail / restaurant / café use**
-  **Potential for other uses subject to planning**
-  **Available to let in shell condition**
-  **Prominent town centre location**
-  **Available Q1 2023**

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 capped services allowing occupiers to fit out to their own requirements, with completion expected in Q1 2023.

The accommodation and gross internal floor areas are as follows:-

Unit	Use	Area	Sq Ft	Sq M
C1	Drinking Establishment	Ground Floor	1,827	169.73
		Basement	462	42.92
		Service Yard	192	17.84
C2	Retail/Restaurant/Cafe	Ground Floor	2,217	205.93

TERMS

The units are available to let in shell condition on new leases for a term to be agreed at the below initial rents. The rents are exclusive of service charge which will cover repair and maintenance of the main building, exterior and common parts.

Unit	Use	Rent (p.a.x)	Service Charge (p.a)
C1	Drinking establishment	£48,500	£1,446
C2	Retail / Restaurant / Café	£50,000	£2,210

Subject to contract

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

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 units. In addition there is a planning restriction preventing occupiers of these commercial units from applying for a local parking permit from London Borough of Kingston.

FLOOR PLANS – Available upon request

For further information or to view please contact:

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