

Prime⁺ Retail

To Let

NEW MALDEN

2 High Street

Subject to Vacant Possession

Location

The Barclays Bank unit is located on the corner of New Malden High Street, just a short walk to New Malden station (direct to London Waterloo in 26 minutes), adjacent to Waitrose supermarket and directly opposite Dominos.

Other national brands on the high street include McDonalds, NatWest, Tesco Express and Poundland.

An extract from the street plan is attached upon which the property has been highlighted.

Accommodation

The available space is arranged over ground floor, comprising the following approximate net internal areas:-

Ground Floor Ancillary	2,995 sq ft	278.36 sq m
Ground Floor Storage	393 sq ft	36.47 sq m

Lease

The property is available on a new full repairing and insuring lease for a term to be agreed, at a commencing rent of £60,000 per annum exclusive.



Rates

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£54,000
UBR (2021/2022)	0.512
Rates Payable	£27,648

Interested parties are advised to make their own enquiries with the local authorities.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The property has a rating of C 75.

Viewing

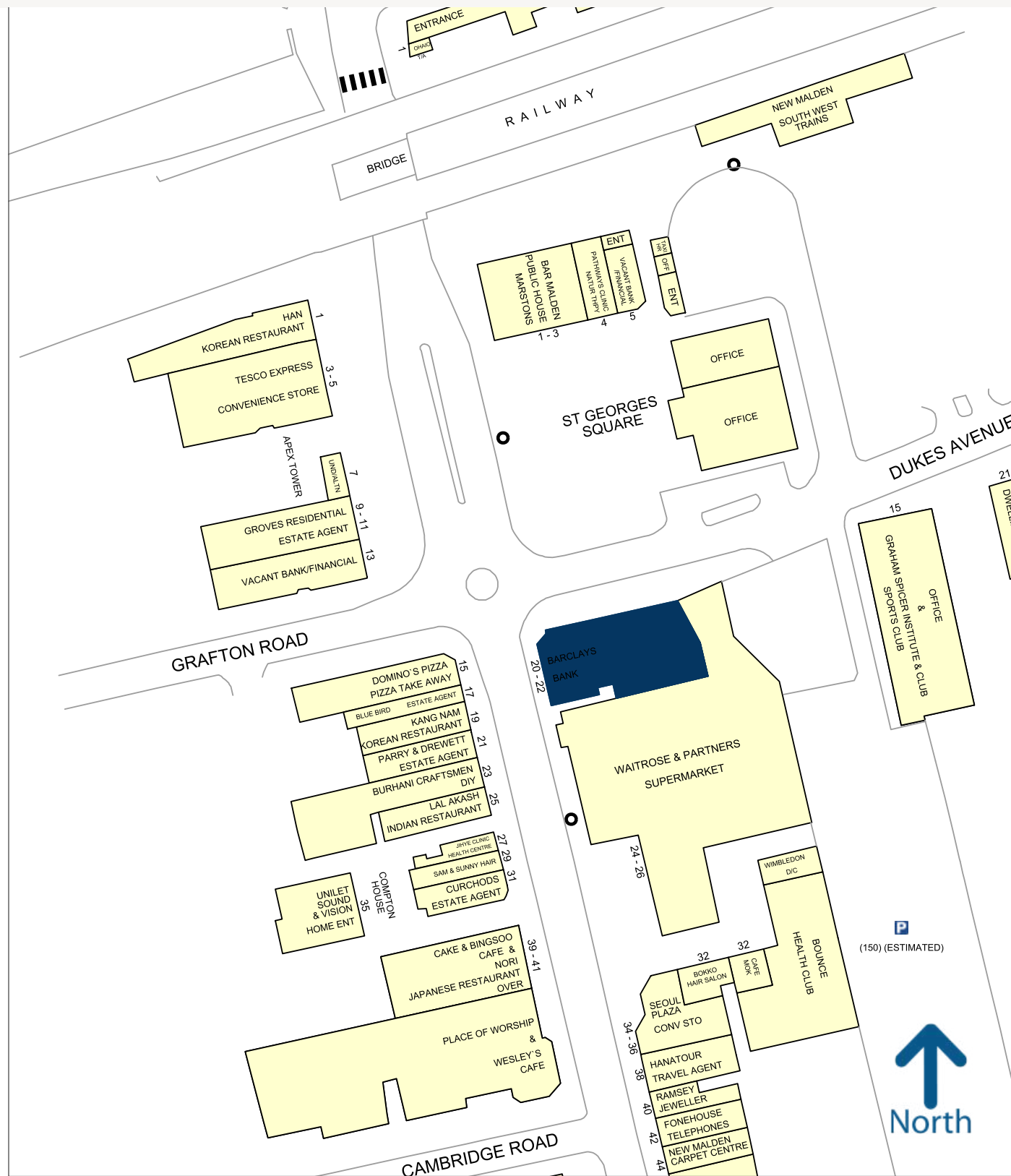
All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

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Misrepresentation Act 1967
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