# To Let



Lock up Shop
With Parking
380 Malden Road, Plough Green,
Worcester Park, KT4 7NL

Approximately 1,120 Sq Ft (104 Sq M)



# KINGSTON OFFICE Warwick Lodge 75-77 Old London Road Kingston KT2 6ND



# AGENT Jack Orr jacko@bonsors.com



#### **KEY SUMMARY**

- Main road location
- Two car parking spaces at rear
- On street parking
- Rear storage

Providing guaranteed commercial property solutions across Surrey, Middlesex, South and West London from our office in Kingston

## 380 Malden Road, Plough Green, Worcester Park, KT4 7NL

#### **LOCATION**

The property is located on Malden Road opposite Plough Green between New Malden and Worcester Park in a busy parade of shops including Tesco Express and McColls plus a restaurant, bakery, café, dentist and pharmacy. The property is prominently located on a major traffic route from the A3 Kingston by-pass to Worcester Park, Cheam and Sutton.

#### **DESCRIPTION**

The property comprises a ground floor retail premises with rear storage and benefits from the following amenities:

- WC
- Car parking at rear
- On street parking
- Electric shutter
- A1 retail use

#### **ACCOMMODATION**

In accordance with the RICS Code of Measuring Practice we have calculated that the ground floor retail unit has the following approximate measurements and floor areas:

Description		
Frontage	18 ft 3 ins	5.56 m
Depth	64ft Oins	19.50 sqm
Retail area	1120 sqft	104 sqm

#### **TFRMS**

A new Fully repairing and insuring lease for a term to agreed.

#### **RENT**

£25,000 per annum exclusive.

#### **RATES**

The retail unit has a current rating assessment of £15,250. The approximate rates payable for the current rating year (2019/20) are £7,488. This does not take into account any small business rate relief that may apply.

Interested parties should verify this information with the Royal Borough of Kingston upon Thames on 0208 547 5000.

#### **EPC**

Shop - C-57.

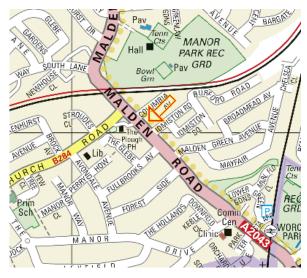
#### **LEGAL COSTS**

Each party to bear their own legal and other costs.

### **VIEWING**

For further information or to arrange a viewing via the sole agents please contact:

Jack Orr 0208 546 0022 jacko@bonsors.com Andrew Pollard 0208 546 0022 andrewp@bonsors.com



#### Please note the following:

- 1. All measurements, areas and distances are approximate.
- 2. Any rent or price quoted is exclusive of VAT where applicable.
- Rates information is believed to be correct but interested parties should check with rating authority.

