

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

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 0ins	19.50 sqm
Retail area	1120 sqft	104 sqm

TERMS

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:

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0208 546 0022

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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.
3. Rates information is believed to be correct but interested parties should check with rating authority.