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# PRIME UNIT TO LET IN NEW MALDEN

**77 HIGH STREET, NEW MALDEN,  
KT3 4BT**



## Location:

New Malden is located very close to Wimbledon and Kingston, minutes from the junction with the A3. The premises occupy a very prominent position on the High Street, and benefits from good pedestrian footfall.

Nearby occupiers include McDonalds, HSBC, Natwest, Specsavers, Cancer Research and Boots Opticians, amongst many others.

## Accommodation:

The unit is arranged over ground floor only and has the following approximate net internal areas:

**Ground Floor: 1,386 sq. ft. (128.7 m<sup>2</sup>)**

## Use:

The premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

## Rent:

£35,000 per annum exclusive.

## Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

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