



**CLASS E UNIT TO LET**

**HE HUGGINS STUART  
EDWARDS**

**109 High Street New Malden Surrey KT3 4BP  
£25,000 PER ANNUM EXCLUSIVE**

# 109 High Street New Malden KT3 4BP TO LET

Approx 637 sqft (59.17 sqm)

## DESCRIPTION

Ground floor shop in a prominent position on the busy New Malden High Street benefitting from glazed frontage providing good display, air-conditioning (not tested), security alarm, suspended ceiling, strip lighting, rear access and WC. The property would suit a variety of occupiers under Class E consent.

Retail	637 sqft	59.17 sqm
WC		

## RENT

£25,000 per annum exclusive.

## LEASE

New FRI lease direct from the landlord available from 23<sup>rd</sup> November 2023, or earlier subject to terms for a surrender of the existing lease being agreed.

## LOCATION

The property is located on the West side of the High Street in a prime position close to other major occupiers including Poundland, Boots and Subway. The property is a short walk from New Malden mainline train station providing a direct service to London Waterloo with an average journey time of 25 minutes.

The A3 is less than ½ mile away with excellent access to the national motorway network.

## RATES

Rateable Value: £22,750. Rates payable at 49.9p in the £ (2022/23).

## EPC

Energy rating B-47.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIRTUAL TOUR LINK

Please click on the following link to see a virtual tour of the property:

<https://tour.giraffe360.com/ad09063174f44ef6b906ceb4eac19ffe/>

## VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

## CONTACT

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## DATE

March 2023

## FOLIO NUMBER

30183

## SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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Approximate total area<sup>(1)</sup>

60.11 m²  
647.00 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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