



CLASS E UNIT TO LET IN NEW MALDEN

**UNIT 5, 30A HIGH STREET,
NEW MALDEN, KT3 4HE**



Location:

New Malden is located very close to Wimbledon and Kingston, minutes from the junction with the A3. The premises occupy an end of terrace position on the through route from the High Street to the entrance of the Waitrose and Partners store, in close proximity to the dedicated Waitrose Car Park.

Nearby occupiers include Waitrose, Domino's, M&S Food, German Doner Kebab and McDonald's, amongst many others.

Accommodation:

The unit is arranged over Ground and First Floors only and has the following approximate net internal areas:

Ground Floor:	574 sq. ft. (53.33 m²)
First Floor:	593 sq. ft. (55.09 m²)

Use:

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

Rent:

£25,000 per annum exclusive.

Lease:

The premises are available by way of a new FRI lease for a term to be agreed, 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:

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Location Map:

