franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526



Rent £9,000 Per annum **Size** 155 Square feet **Ref** #3410

Address

Address: 58 Cambridge Road

Postcode: KT3 3QL

Town: New Malden

Area: Surrey

Location

Situated within a small parade of shops and offices fronting Cambridge Road, the premises benefit from a convenient location just a short walk from the excellent shopping, restaurant and transport facilities of New Malden Town Centre.

Description

A ground floor shop/office premises to let at £9,000 p.a.

The accommodation has a Net Internal Area of approximately 155 sq ft (including WC)

The property falls within Use Class E, allowing for a wide range of retail, office, professional services and other commercial uses, subject to any necessary consents.

The premises should be eligible for 100% Small Business Rates Relief, meaning no Business Rates should be payable, subject to the incoming occupier satisfying the relevant eligibility criteria.

EPC Band - D

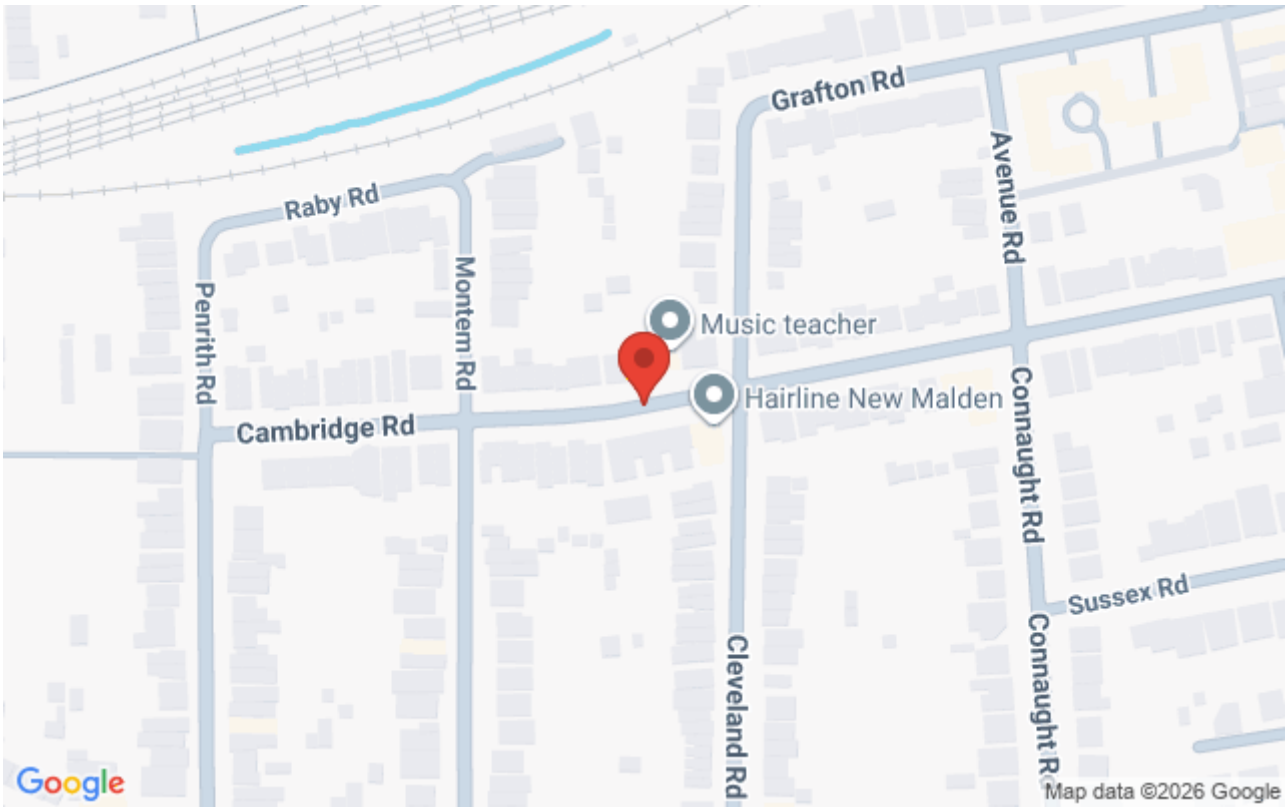
General Information

Tenure:	Leasehold
Rent:	£9,000 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The premises should be eligible for 100% Small Business Rates Relief, meaning no Business Rates should be payable, subject to the incoming occupier satisfying the relevant eligibility criteria.
Lease details:	New 6 year F.R.I. lease with a tenant option to break at the 3rd anniversary subject to six months prior written notice.

Features

- 'E' Use class
- Available immediately
- New lease available
- Neighbourhood parade

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.









