

**CLOSE BY TO NEW MALDEN TOWN CENTRE AND
RAILWAY STATION**

**SMALL SHOP/OFFICE
TO LET**



58 Cambridge Road, New Malden, Surrey KT3 3QL

Location

Situated in a small parade of shops/offices fronting Cambridge Road and a short walk away from the shopping and transport facilities of New Malden Town Centre.

Type

A small shop/office premises with modern glazed display window frontage.

Area

Net Internal Area – 120 square feet
(11.15 square metres)

Lease

Offered on a new full repairing and insuring Lease for a term of three years and upwards.

Rent

£8,000 per annum exclusive

Further Details/Viewing

Please contact Sole Agents,
Wallakers Commercial on
020 8399 5381.

smullaney@wallakerscommercial.com or csandys@wallakerscommercial.com

58 CAMBRIDGE ROAD, NEW MALDEN, SURREY KT3 3QL

LOCATION:	The premises occupies a central position within a small neighbourhood parade of shops and offices fronting Cambridge Road which is a short walking distance from the shopping and transport amenities of New Malden Town Centre.
DESCRIPTION:	<p>A ground floor shop/office premises with modern aluminium framed and glazed display window frontage with central entrance door opening and fascia signage opportunity above.</p> <p>The premises has a Net Internal Area of 120 square feet (11.15 square metres).</p> <p>Features include:</p> <ul style="list-style-type: none">• Suspended ceiling with spotlight fittings• Carpeted throughout• Small washroom facility• Security alarm installed (Contract arrangement)• Free on-street parking directly outside
PLANNING:	The premises falls under the new Planning Use 'E' Class which allows for Retail and Office Uses.
BUSINESS RATES:	Nil Business Rates payable subject to Small Business Rates eligibility.
EPC:	Energy Performance Rating D84
LEASE:	The premises are offered on a brand new full repairing and insuring Lease for a term of Three years and upwards.
RENT:	£8,000 per annum exclusive.
LEGAL COSTS:	Each party to cover their own legal costs.
FURTHER DETAILS/ VIEWING:	<p>Strictly by appointment with Sole Agents, Wallakers Commercial. Please call Seamus or Carlie on 020 8399 5381.</p> <p>smullaney@wallakerscommercial.com csandys@wallakerscommercial.com</p>

Misrepresentation Act 1967

These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.
