

**EXCELLENT RETAIL UNIT TO LET****LOCATION**

The property is situated on the west side of High Street, New Malden, in a prime retail pitch being directly opposite the Co-Op supermarket, Santander bank, Bon Marche ladies wear and a few doors away from Pizza Express, Costa Coffee and Savers Health & Beauty.

**DESCRIPTION**

The premises form part of a new mixed use scheme which is due to be completed in July 2018. The ground floor retail unit will be offered a brand new shell and core condition and will provide the following net internal floor areas and dimension:

**SIZE**

<u>Area</u>	<u>Size</u>
Ground Floor Internal Area	1,549 sq ft
Internal Width	4.45m narrowing to 4.217m
Shop Depth	32.823m
Approx. Net Frontage	4.45m

The above stated floor areas and dimensions are to be confirmed upon completion of the development works.

**TERMS**

A new full repairing and insuring lease will be offered for a term to be agreed.

**EPC**

To be provided upon practical completion of the development.

**RENT**

£37,500 per annum exclusive of business rates, service charges and VAT.

**PERMITTED USE**

It is understood that the property has permission to be used for Class A1 Retail purposes.

**LEGAL COSTS**

Each party is to be responsible for its own legal costs incurred in this transaction

**VIEWINGS**

Strictly by appointment through Landlord's Agents:

**Matthew Noble**

[mnoble@nobleharris.co.uk](mailto:mnoble@nobleharris.co.uk)

020 7291 6142

079 8099 1214

**Carl Dobrin**

[cdobrin@nobleharris.co.uk](mailto:cdobrin@nobleharris.co.uk)

020 7291 6141

075 4507 7959

**Jake Doffman**

[jdoeffman@nobleharris.co.uk](mailto:jdoeffman@nobleharris.co.uk)

020 7543 6144

079 0408 2118