

# RETAIL & FLAT—TO LET

67 HIGH STREET, NEW MALDEN KT3 4BT



<b>Use Class:</b>	E (Business Use)
<b>Lease:</b>	New FRI Lease
<b>Rent:</b>	£43,000 pax (No VAT)
<b>Size:</b>	1,455 sq ft/ 135.1 sq m (Total Approx. NIA)
<b>EPC Rating:</b>	TBC
<b>Rateable Value:</b>	£25,500 - <a href="#">LINK</a>



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## KEY BENEFITS:

- **GF Sales: 1,455sq ft (135.1.3 sq m) approx. NIA; Rear Garage: 192 sq ft (17.8 sq m) approx. GIA**
- **Spacious two bedroom flat (approx. GIA 1,144 sq ft / 106 sq m) over first and second floors, separately accessed to rear**
- **Busy prime retailing pitch with a mixture of independent and national multiple tenants**
- **Affluent town demographic**
- **Short Walk to New Malden railway station with regular services to London Waterloo (Approx. 25 mins.) and just off A3 (Malden Way)**

*In accordance with RICS Code for Leasing Business Premises 1st edition, February 2020, we recommend all interested parties seek professional advice from a qualified Surveyor, Solicitor or licensed Conveyancer before entering into a business tenancy.*



## Contact Details:

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Regulated by RICS

SUBJECT TO CONTRACT

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