



**RETAIL UNIT TO LET**

**HS HUGGINS STUART  
EDWARDS**

**75 HIGH STREET, NEW MALDEN, KT3 4BT  
£18,500 PAX**

75 High Street, New Malden,  
Surrey, KT3 4BT

## TO LET

Approx 508 sqft (47.22 sqm)

### DESCRIPTION

Ground floor shop in a prime trading position on the high street is available by way of a new commercial lease. Amenities include a kitchen area, W.C. and one allocated parking space to the rear accessed via Sussex Road.

### USE

From the 1<sup>st</sup> September 2020 the property will be classed under E (Commercial Business & Service) which permits a much wider variety of uses than would have previously been suitable for this property, to confirm if your business would be suitable please check the explanatory memorandum provided by The Government:

[https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem\\_2020\\_0757\\_en.pdf](https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem_2020_0757_en.pdf)

Sales Area	358 sqft	33.26 sqm
Ancillary	150 sqft	14.02 sqm
TOTAL	508 sqft	44.72 sqm

### RENT

£18,500 per annum exclusive

### LEASE

New lease, terms to be agreed.

### LOCATION

The property is located on the West side of the high street in a prime position close to other major occupiers including McDonalds, HSBC & Natwest. The property is less than 5

minutes walk from New Malden mainline train station, which provides 6 trains an hour into London Waterloo with an average journey time of 25 minutes. There is excellent access to the A3, which is less than half a mile away, and the national motorway network at junction 10 of the M25 is approximately 15 minutes drive away.

### RATES

Rateable value: £14,000. Non-domestic uniform rates payable at 49.9p in the £ (2020/21).

*The Government announced business rates will not be applicable for some types of occupier for 2020/21 due to the coronavirus pandemic, to confirm if you are eligible please check: [www.gov.uk](http://www.gov.uk) or contact the local authority*

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards - Epsom Office  
Apex House, 10 West Street, Epsom, KT18 7RG  
T: 01372 740555  
E: [epsom@hsedwards.co.uk](mailto:epsom@hsedwards.co.uk)

### DATE

August 2020

### FOLIO NUMBER

20018(CL)

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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**[www.hsedwards.co.uk](http://www.hsedwards.co.uk)**