



# Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

**60-62 Cambridge Road  
New Malden  
Surrey  
KT3 3QL**

**Lease Available**  
**Approx 304 sqft (28.24 sqm)**

Assignment of an existing lease available for an A1/A2 retail unit in close proximity to New Malden High Street. The property benefits from double frontage providing good display, a fitted kitchen area and a W.C. with shower facilities. Unrestricted parking is available immediately outside the property.

Sales Area	304 sqft	28.24 sqm
W.C & Shower	-	-
<b>TOTAL</b>	<b>304 sqft</b>	<b>28.24 sqm</b>

**RENT** £7,000 per annum exclusive

**LEASE** 3 year lease commencing 10<sup>th</sup> November 2017.  
Tenant only break option dated 9<sup>th</sup> November 2019 on six months prior written notice.



[www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

## LOCATION

The property forms part of a parade comprising a variety of commercial occupiers on Cambridge Road, close to the junction with Cleveland Road and within easy walking distance of New Malden High Street. The property is well located for access to the A3 (0.8 miles), and the national rail network at New Malden Station (approx. 5 minutes walk way) which provides regular services to London Waterloo.

## RATES

Rateable value: £6,600 (information taken from Valuation Office website).  
Non-domestic uniform rates payable at 49.1p in the £ (2019/20)

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly by appointment via sole agents Huggins Edwards & Sharp.

## CONTACT

Epsom Commercial Property Department  
Apex House, 10 West Street, Epsom, Surrey KT18 7RG  
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## DATE

April 2019

## FOLIO NUMBER

19964(CL)

## SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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