

SHOP TO LET

KT3 4HG

CI TOWER, HIGH STREET, NEW MALDEN



**RETAIL UNIT WITH
LARGE RETURN
FRONTAGE
ADJACENT TO THE
RAILWAY STATION**

**EXTERNAL SEATING
AVAILABLE**

LOCATION

The property is located beneath CI Tower which is one of the largest office blocks in New Malden which is a prominent landmark office building situated immediately adjacent to New Malden Mainline Train Station at the northern end of the High Street. The unit overlooks St Georges Square benefitting from the significant footfall generated adjacent to the main pedestrian approach to the station with the ability of external seating.

Nearby occupiers include **Nandos** and **Pizza Express** with other occupiers including **Barclays Bank**, **Tesco Express**, **Waitrose** and **William Hill**.

ACCOMMODATION

The property is arranged over ground floor with the following dimensions and net internal floor areas:-

Gross Frontage	9.11 m	29 ft 9 in
Net Frontage	8.78 m	28 ft 8 in
Internal Width (max)	9.20 m	29 ft 6 in
Shop Depth (max)	19.22 m	56 ft 5 in
Return Frontage	16.61 m	54 ft 5 in
Ground Floor Sales	148.00 m ²	1,593 sq ft

LEASE TERMS

The property is available on a new effectively FRI lease for a term of 10 years subject to an upward only rent review at the 5th year.

RENT

£40,000 per annum exclusive.

BUSINESS RATES

Rateable Value £23,570

UBR (2018/19) 48.0p

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries with Kingston Borough Council on 020 8547 5007.

ENERGY PERFORMANCE CERTIFICATE

The property has been rated within Band E. A copy of the Report is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

SUBJECT TO CONTRACT FEBRUARY 2019

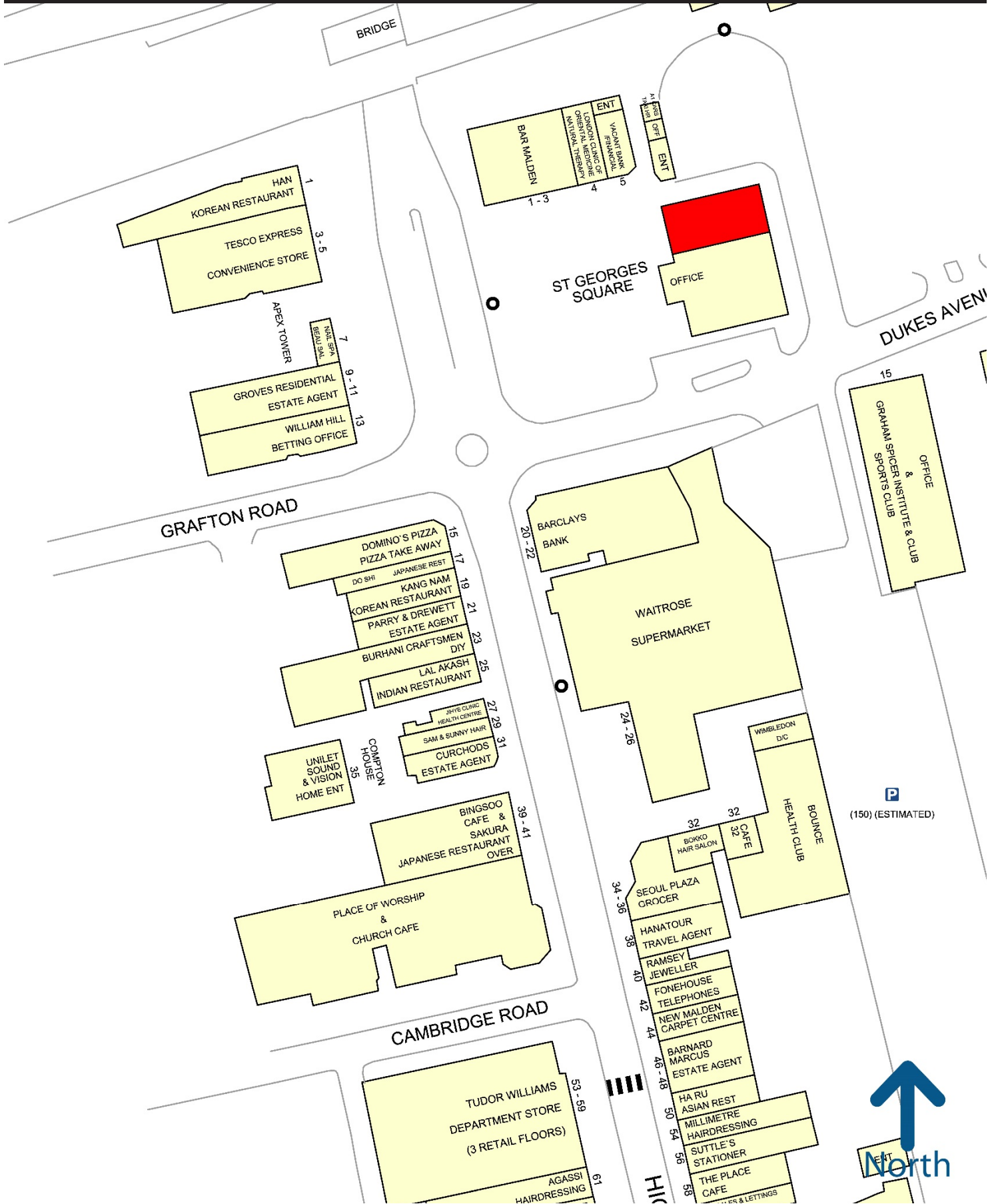
**For further information or to arrange a viewing,
please contact:**

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