

# ATTRACTIVE RETAIL SHOP/OFFICE SHORT WALK AWAY FROM WORCESTER PARK RAILWAY STATION TO LET



**370B Malden Road, Worcester Park, Surrey KT4 7NW**

**Type**

A1 Retail Shop/A2 Office with nearby car parking directly in front.

**Lease**

The shop is offered on a brand new full repairing and insuring Lease for a term of three years and upwards.

**Rent**

£11,000 per annum exclusive.

**Area**

Net Internal Area – 375 square feet

**Business Rates**

Nil business rates payable for the current Rating Year.

**Further Details/Viewing**

Please contact Wallakers Commercial on 020 8399 5381

[smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com)

Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

**370B MALDEN ROAD, WORCESTER PARK, SURREY KT4 7NW**

---

<b>LOCATION:</b>	The property is situated in a popular and busy neighbourhood parade of shops fronting Malden Road near its junction with Columbia Avenue and is five minutes' walk away from Worcester Park Railway Station. Nearby traders include the Co-op and Tesco Express.
<b>DESCRIPTION:</b>	<p>A ground floor retail shop/office premises forming part of a two-storey end of terrace mixed residential and commercial building.</p> <p>The shop has a conventional rectangular layout with central entrance door and two large display windows to the shop frontage.</p> <p>The Net Internal Area is 375 square feet</p> <p>There is a small washroom facility to the rear of the shop.</p> <p>There is pedestrian access to the rear of the shop via a shared alleyway.</p>
<b>PLANNING:</b>	A1 Retail and/or A2 (Financial and Professional Services) Office Uses permitted.
<b>BUSINESS RATES:</b>	Nil business rates payable subject to eligibility to Small Business Rates Relief.
<b>LEASE:</b>	The shop is offered on a brand new full repairing and insuring Lease for a term of three years and upwards.
<b>RENT:</b>	<b>£11,000</b> per annum exclusive.
<b>EPC:</b>	An EPC has been commissioned and will be made available to interested parties.
<b>LEGAL COSTS:</b>	Each party to cover their own legal costs.
<b>FURTHER DETAILS/ VIEWING:</b>	<p>Strictly by appointment with Sole Agents, Wallakers Commercial on 020 8399 5381.</p> <p>Seamus Mullaney <a href="mailto:smullaney@wallakerscommercial.com">smullaney@wallakerscommercial.com</a></p>