

## CLOSE BY TO NEW MALDEN TOWN CENTRE AND RAILWAY STATION SMALL SHOP/OFFICE TO LET



**58 Cambridge Road, New Malden, Surrey KT3 3QL**

### **Location**

Situated in a small parade of shops/offices fronting Cambridge Road and a short walk away from the shopping and transport facilities of New Malden Town Centre.

### **Type**

A small shop/office premises with modern glazed display window frontage.

### **Area**

Net Internal Area – 120 square feet  
(11.15 square metres)

### **Lease**

Offered on a new Lease for a term of three years and upwards.

### **Rent**

£7,250 per annum exclusive (£604 per calendar month).

### **Further Details/Viewing**

Please contact Sole Agents, Wallakers Commercial on 020 8399 5381.

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

## 58 CAMBRIDGE ROAD, NEW MALDEN, SURREY KT3 3QL

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**LOCATION:** The premises occupies a central position within a small neighbourhood parade of shops and offices fronting Cambridge Road which is a short walking distance from the shopping and transport amenities of New Malden Town Centre.

**DESCRIPTION:** A ground floor shop/office premises with modern aluminium framed and glazed display window frontage with central entrance door opening and fascia signage opportunity above.

The premises has a Net Internal Area of **120 square feet (11.15 square metres)**.

**Features include:**

- Suspended ceiling with spotlight fittings
- Carpeted throughout
- Small washroom facility
- Security alarm installed (Contract arrangement)
- Free on-street parking directly outside

**PLANNING:** The premises falls under the new Planning Use 'E' Class which allows for Retail and Office Uses.

**BUSINESS RATES:** Nil Business Rates payable subject to Small Business Rates eligibility.

**EPC:** An EPC has been commissioned and will be made available to interested parties.

**LEASE:** The premises are offered on a brand new full repairing and insuring Lease for a term of three years and upwards.

**RENT:** **£7,250** per annum exclusive (£604 per calendar month).

**LEGAL COSTS:** Each party to cover their own legal costs.

**FURTHER DETAILS/  
VIEWING:**

Strictly by appointment with Sole Agents, Wallakers Commercial.  
Please call Seamus or Carlie on 020 8399 5381.

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

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