HENSHALL & PARTNERS

REAL ESTATE ADVISORS

253 Kingston Road, New Malden
Kingston KT3

GROUND FLOOR COMMERCIAL | FLEXIBLE USE | 1,349 SQFT

(TO LET AND FOR SALE)

Summary

- Brand-new commercial unit benefitting from flexible uses (**A1, A2, A3, A4, B1 & D1**).
- Unit is laid out over the ground floor extending **1,349sqft** (NIA)
- Forms part of **Kingston East development** by **Fairview New Homes** comprising **228 brand new homes**
- Property suitable for a wide range of occupiers with flexible use class in place (**cafe**, **restaurant**, **supermarket**, **medical** and **fitness amongst others**)
- Guiding **£375,000** (**£278psf**) for the long leasehold interest (999-years)
- Rental offers invited at **£33,725pax** (**£25psf**) for a new FRI lease

Description

New build commercial unit available for **sale** or **rent**. Property is offered in **shell and core condition** with services installed and capped (water & electric).

Space extends **1,349sqft** and offers occupiers the chance to secure commercial premises with **street frontage**.

Flexible use class established including **A1** (retail), **A2** (professional services), **A3** (restaurant), **A4** (hot food & takeaway), **B1** (office) & **D1** (medical & fitness).

The unit is ready for **immediate occupation.**

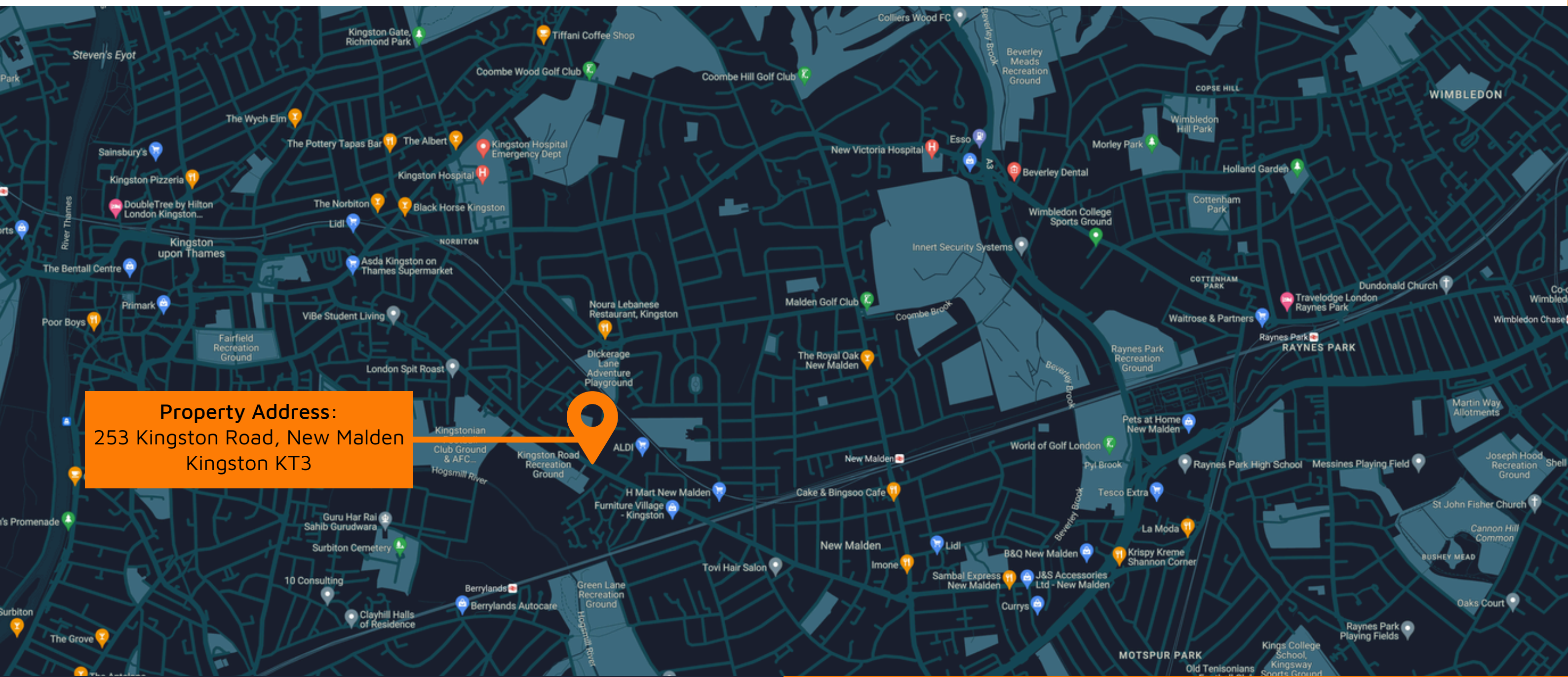
Location

The unit is prominently located along **Kingston Road** (A2043), connecting **Burlington Road** (B282) to the East and London Road (A308) to the West.

New Malden is a popular **South West London suburb** and is located within the **Royal Borough of Kingston-upon-Thames.** With **Kingston Town** centre a **25-minute walk away.**

The closest train station (**New Malden**) is **under 1-mile** to east of the unit and provides **direct trains** into **London Waterloo** in just **25-minutes.**

Area is both **affluent** and benefits from wide **ranging demographic**, making it an **excellent location** for businesses to operate.



VAT

The **property is elected for VAT** and therefore **VAT will be charged on the sale price** and **the rent.**

Business Rates

The property is **yet to be rated by the VOA.** Interested parties are to make their own enquiries with **Royal Borough of Kingston** for exact figures.

Service Charge

£612.50pax to be charged by the management company.

Terms

Rent: £33,725pax (£25psf) on a **new FRI lease.**

Sale: £375,000 (£278psf) **999-year leasehold interest** at a pepercorn ground rent.

CONTACT US

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