



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.

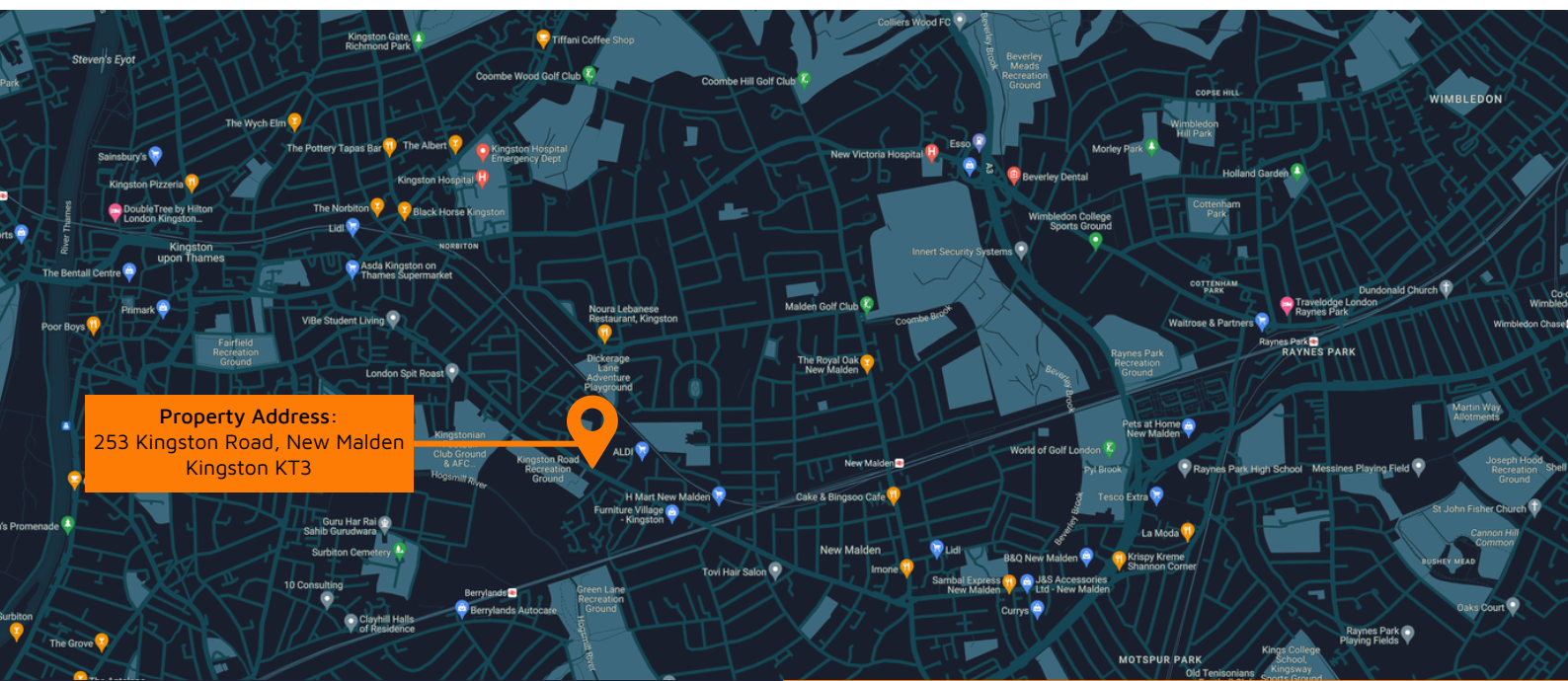
Location

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.

Service Charge

£612.50pax to be charged by the management company.

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.

Terms

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

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



CONTACT US



Sea Building, Great Suffolk Yard,
127 Great Suffolk Street
London SE1 1PP



+44 (0) 207 125 0377



info@henshallandpartners.co.uk



www.henshallandpartners.co.uk



[@henshallandpartners](https://www.instagram.com/henshallandpartners)

Important Notice:

Particulars: 1. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Henshall & Partners in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Henshall & Partners Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Henshall and Partners Ltd (Reg No:10712199). Registered address: Great Suffolk Yard, 127-131 Great Suffolk Street, London SE1 1PP..