



**Rent** £67,500 Per annum

**Size** 2,500 Square feet

**Ref** #3382

## Address

**Address:** 125- 129 High Street

**Postcode:** KT3 4BH

**Town:** New Malden

**Area:** Surrey

## Location

Prime location close to many multiples including Nando's, Pizza Express, KFC, Boots, W H Smith, Lidl, and Costa. New Malden station with it's fast service to Waterloo is within easy walking distance.

## Description

A beautifully presented wide-fronted commercial unit available to let in a prime position on New Malden High Street. The property is currently occupied by Starbucks and would suit a wide variety of uses, including coffee shops, restaurants, retail premises or many others subject to any necessary consents.

The premises benefit from an impressive 31 ft frontage onto the High Street, providing excellent visibility and strong footfall. Bi-folding doors at the front of the property allow the space to open fully, creating the opportunity for an attractive al fresco dining area.

Internally the property extends to approximately 2,500 sq ft in total and comprises a spacious main shop area together with a rear store/preparation room and male and female WCs. The rear store/staff room provides access to a fire exit door leading to the rear of the property.

There is on street parking as well as a public car park close by.

**The unit will be available on a new FRI lease from August 2026.**

EPC Rating: B.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£67,500 Per annum
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a R.V. of £51,000 from 1st April 2026, payable at the prevailing rate.
<b>Lease details:</b>	New FRI lease for a term to be agreed

## Features

- ✓ Bi-fold doors
- ✓ 'E' Use class
- ✓ Prime pitch
- ✓ High street location
- ✓ Allocated parking
- ✓ Close to many multiples
- ✓ Close to railway station
- ✓ Densely populated area
- ✓ Wide frontage

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.





