

# RETAIL SHOP FOR SALE / TO LET

**GrayPoint**  
COMMERCIAL PROPERTY ADVISORS

**192 KINGSTON ROAD, NEW MALDEN, SURREY KT3 3RJ**  
Commercial space 383 sq. ft (35.65 sq. m) approx.

Contact Mike Gray  
020 3952 7345  
07786 335 974



## VIEWING & FURTHER INFORMATION

Mike Gray MRICS  
020 3952 7345 / 07786 335 974  
mike.gray@gray-point.com  
www.gray-point.com

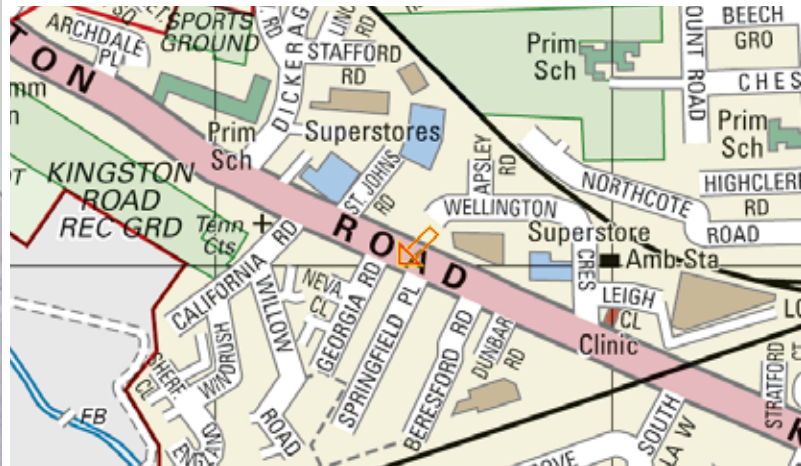
- FULLY REFURBISHED
- FREE PARKING NEARBY
- PROMINENT MAIN ROAD LOCATION
- ESTABLISHED TRADING AREA
- EXCELLENT TRANSPORT LINKS
- READY FOR OCCUPATION
- ELECTRIC SECURITY SHUTTER

Gray Point Commercial Property Advisors  
70 London Road  
Twickenham  
TW1 3QS

**GrayPoint**  
COMMERCIAL PROPERTY ADVISORS



# 192 KINGSTON ROAD, NEW MALDEN, KT3 3RJ



## LOCATION

A rarely available opportunity to lease or purchase a retail unit in a small parade of shops on the south side of Kingston Road, situated close to the retail park, including retailers such as Matalan and Aldi.

The premises consists of a ground floor A1 (retail) situated between Kingston and new Malden town centres in a popular and busy parade of retail units consisting of a mix of A1/A2 & A3 uses. In our opinion, this parade is likely to benefit from increased custom resulting from the planned regeneration of the former Homebase store situated opposite where plans have been prepared for a large residential scheme consisting of over 200 units of accommodation.

The immediate surrounding area is mixed residential and commercial with the retail park generating additional custom to this local parade.

## DESCRIPTION

The property comprises of a newly refurbished ground floor retail unit with WC at the rear. The premises is in a shell condition and ready for occupation. Electrics and lighting are in place.

## ACCOMMODATION

The property has the following approximate size:  
Total 383 sq. ft (35.65 sq. m).

## ENERGY PERFORMANCE RATING

The building has an EPC rating of D with a score of 79. A copy of the certificate is available on request.

## TENURE

The Freehold property is available either for sale or for rent.

## SALE

To be sold at a guide price of £185,000 exclusive Freehold.

## RENT

£13,500 per annum exclusive.

## BUSINESS RATES

Rateable Value £7,000 (this is not the amount you will pay)  
\* All applicants are advised to make their own enquiries through the local billing authority.

## LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract 23 April 2020 [www.gray-point.com](http://www.gray-point.com)

The agents on their behalf and for the Vendors or Lessors of this property whose Agents they are give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst we use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending purchasers, lessees or third parties should not rely on them as statements or representations of the fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. The agents cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of the agents has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.