



2 CLASS E UNITS AVAILABLE ON NEW LEASE & NO PREMIUM
TO LET £44,500 & £19,500 PER ANNUM
112 HIGH STREET, NEW MALDEN, KT3 4EU





- GROUND FLOOR - 1735 SQ FT (161.23 SQ M)
- FIRST FLOOR - 1566 SQ FT (145.50 SQ M)
- CLASS E - VARIOUS USES CONSIDERED

Location

New Malden is an affluent London suburb within the Royal Borough of Kingston upon Thames, located 9.5 miles to the south-west of Central London. It is approximately 1 mile from the A3, which provides direct access to Central London and the M25. Rail services linking the town to London Waterloo have a fastest journey time of 24 minutes.

New Malden Centre with its car park is only 0.1 mile from the subject property.

Nearby occupiers include Marks & Spencer, Costa, Starbucks, Boots, Energym London and McDonalds.

Description

The property forms part of the main High Street in New Malden. Its arranged over Ground and First floor. It will be subject to separation to form 2 Class E units with its own dedicated entrances. The ground floor unit will benefit from service access to the rear of the premises whilst the first floor accommodation will have secondary means of escape to the rear.

The premises are also available as a whole building and without any of the proposed landlord works being instigated.

The installation of a new shop front is subject to planning consent. Further information is available on request.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Rateable Value

The premises shall need to be reassessed after separation works are completed.

Local Authority

Royal Borough of Kingston upon Thames.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.	Rent
Ground Floor	161.23	1735	£44,500
First Floor	145.50	1566	£19,500
Total	306.73	3301	£64,000

Availability

Q1 2026 - subject to vacant possession.

EPC

A new Energy Performance Certificate has been commissioned and will be available shortly

Terms

A new effectively full repairing and insuring lease, for a 15 year term, subject to upward only rent reviews and a mutual break at the 10th anniversary.

Service Charge

The landlord reserves the right to implement a service charge, which shall be apportioned upon a sq ft basis.

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Important Notice

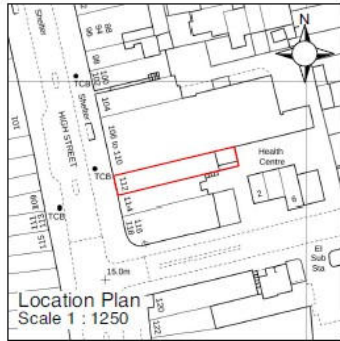
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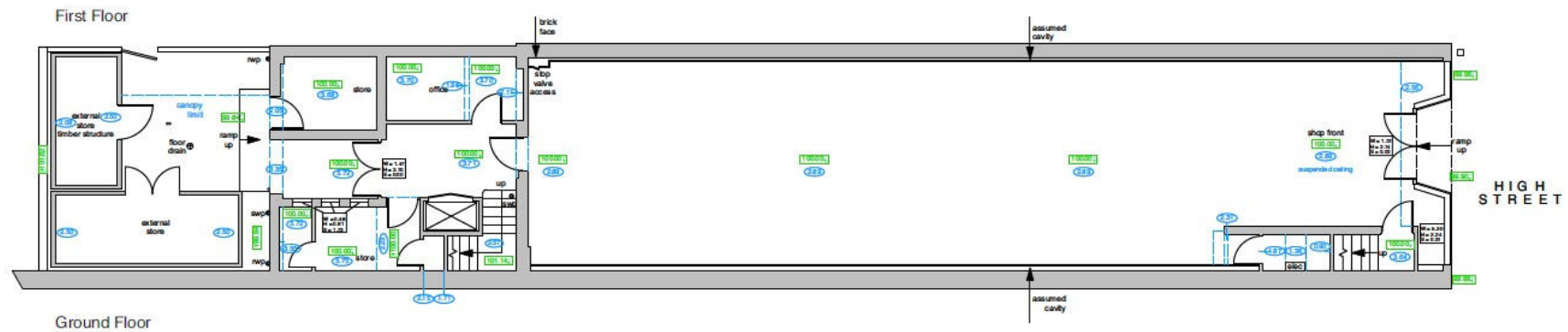
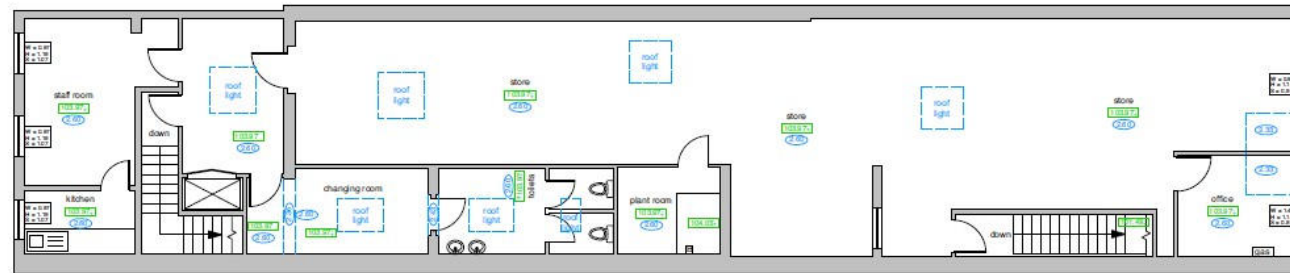



PRINT AT A3 PAPER SIZE

DRAWING 1 - AS EXISTING

112 High Street
New Malden
KT3 4EU

Scale 1:100



 <p>Magnolia Square We Know London. We Draw London. 020 7479 4855</p>	<p>Magnolia Square Limited 57 Rathbone Place London W1T 1JU</p>	<p>Client: Willmotts</p>	<p>Job Title: Existing Information</p>	<p>Notes: All works to be carried out in accordance with current building regulations. All dimensions / levels to be checked and verified on site before commencing any work and any discrepancies to be reported to the office immediately. This drawing to be read in conjunction with contract documents, project working drawings, specification, all consultants / specialists drawings, outline and specification.</p>	<p>Scale: 1:50@A3</p>	<p>Drawn: RB</p>
	<p>Drawing Title: Floorplans as Existing</p>	<p>Site Address: 112 High Street New Malden KT3 4EU</p>	<p>Date: SEP 2025</p>	<p>Job No: 25515</p>	<p>Drawing No: 3</p>	<p>Rev:</p>

Viewing

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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