

TO LET

175.7 SQ. M (1891 SQ. FT) approx.

121 MANOR DRIVE NORTH, NEW MALDEN, SURREY KT3 5PD

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

- **RESTAURANT PREMISES**
- **ALSO SUITABLE FOR A2/A1 RETAIL USE**
- **BUSY LOCAL PARADE**
- **OPPOSITE MALDEN MANOR STATION**
- **REFURBISHED TO A SHELL CONDITION**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

121 MANOR DRIVE NORTH, NEW MALDEN KT3 5PD

LOCATION

The property is located in Manor Drive North a local parade serving a large local community. Manor Drive North connects to the A3 via the Malden Road (A2043) and is just over 1 mile from Worcester Park.

Adjoining traders include cafes, dry cleaners, barbers, Londis, Co-Op, Newsagents, restaurants and take-aways.

Richard Challoner School and Malden Manor railway station are also in close proximity.

There are unrestricted parking facilities in Manor Drive North.

DESCRIPTION

The property comprises a former A3 restaurant with large rear extension providing a number of ancillary areas, WC's and stores.

ACCOMMODATION

The property has an approximate net internal floor area of:- 175.7 sq. m (1891 sq. ft)

PLANNING

Planning was granted in October 2006 for change of use to A3 restaurant and the full decision can be viewed on the Royal Borough of Kingston upon Thames web site, application no. 06/14502.

The property will also be suitable for A2/A1 Use without the requirement of a planning application.

The landlord will not consider any uses which conflict with existing businesses in the parade.

TENURE

Available on a new lease for a term by arrangement.

RENT

£17,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £10,000

From April 2017 the threshold for 100% business rates relief will increase to a Rateable Value of £12,000.

For confirmation of rates payable, please contact the business rates department of the Royal Borough of Kingston upon Thames..

ENERGY PERFORMANCE RATING

Energy Rating: C65

A copy of the report is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
SNELLER COMMERCIAL
020 8977 2204
sharon@snellers.com

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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