

**216-218 Burlington Road
New Malden
KT3 4NW**



COMMERCIAL UNIT

1,034 Sq ft (96.01 Sq m) approx.

TO LET

020 8332 7788

**Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ.
www.michaelrogers.co.uk**

Location

The property is situated on Burlington Road close to the A3 junction, circa 1 mile from New Malden

Description

The property, a former betting office, comprises a double retail unit with the potential of two entrances. There is also rear access via an emergency fire exit. There is parking for approximately 3 car spaces in the front

The property benefits from the following: -

Comfort Cooling and heating.
Suspended ceiling with recessed lighting.
Carpet and tiled floor
WCs.
DDA compliant WC.
Kitchen.
Cleaners' cupboard.
Rear access.

Accommodation

The property provides the following approximate floor areas.

Floor	Sq. Ft	Sq. M
Ground	1,034	96.01
Total	1,034	96.01

Business Rates

The property has a rateable value of £21,750 giving rates payable of £10,583.25. Applicants are advised to make there own enquiries with the Valuation Office Agency.



Energy Performance Certificate

Upon application.

Use

The planning use (Betting office) comes under sui generis. We understand that the unit can be used by any use under use class E. Applicants are advised to make their own enquiries.

Lease

The property is available on a new full repairing and insuring lease for a term by arrangement, incorporating 5 yearly upward only rent reviews.

Rent

£35,000 per annum exclusive.

Service charge

Upon application.

VAT

The property is elected for VAT.

Legal Costs:

Each party to bear their own legal costs.

Anti Money Laundering:

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

For further information please contact:

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Subject to Contract
June 2025

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