

# FORMER SPORTS PAVILION TO LET

PARK VIEW, NEW MALDEN, SURREY KT3 4AX

1,060 SQ FT (98.43 SQ M) APPROX.

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



**Sneller Commercial**  
Bridge House  
74 Broad Street  
Teddington  
TW11 8QT

**020 8977 2204**

- SELF CONTAINED PREMISES
- FLEXIBLE ACCOMODATION
- USE CLASS E COMMUNITY USE
- VACANT POSSESSION

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.



## LOCATION

The property is prominently situated within Beverley Park on the east side of Park View, close to its junction with Hill Brow.

The surrounding area comprises mainly residential accommodation with retail and leisure properties nearby on the High Street.

New Malden main line railway station is situated approximately half a mile to the west of the property providing regular services to London Waterloo.

## DESCRIPTION

The property comprises a single storey former cricket sporting pavilion that has been reconfigured to provide largely open plan accommodation. There is a covered terrace, fenced outside area that could provide seating, Kitchen and WC facilities

Free parking is currently available on Park View.

## TENURE

Leasehold

## TENANCY

A new Internal Repairing and Insuring Lease for a term to be agreed by negotiation.

Incentives available in the form of rent free period.

## RENT

Offers in excess of £10,000 per annum.





## AMENITIES

- Self contained unit.
- Adaptable accommodation.
- External area for potential outside seating
- Separate Kitchen
- Integral Toilet Facilities
- Popular Location

## ACCOMMODATION

The premises have the following approximate gross internal floor area:

1,060 SQ FT (98.43 SQ M) APPROX.

## BUSINESS RATES

Rateable Value: £11,500

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

## ENERGY PERFORMANCE RATING

Energy Rating: D 78

A copy of the certificate is available upon request.

## VIEWING

Strictly by appointment through Sole Agents.

**Sharon Bastion**  
SNELLER COMMERCIAL

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