



Rent £77,500 Per annum

Size 1,770 Square feet

Ref #3043

### Address

Address: 10, Anyards Rd Postcode: KT11 2JZ

Town: Cobham Area: Surrey

## Location

Excellent trading location close to Pizza Express, Coppa Club, Gails Bakery, Sweaty Betty, Space NK and Waitrose. The unit is also situated close to the large public car park, whilst there is on street parking opposite.

# Description

New lease available in prime Cobham town centre location.

The premises are arranged over two floors, plus loft storage area and benefit from a deep return frontage providing around 50' of window display.

Measuring approximately 1150 sq ft to ground floor, 420 sq ft to first floor, plus loft storage of 200 sq ft.

Cobham is a sought after and affluent town which has always attracted multiple operators, but also retains a good mix of independent traders. The town has benefited from the addition of Gails Bakery, Coppa Club, Pret a Manger and Joe & the Juice in the past few years.

The unit should suit a wide range of uses, subject to any necessary consents, if required.

Early viewings recommended- by appointment only.

### General Information

Tenure: Leasehold

**Rent:** £77,500 Per annum

Rent details: Guide commencing rent.

**Legal fees:**Both parties to be borne by the ingoing tenant/purchaser

Rateable value: The VOA website states a rateable value of £46,250, payable

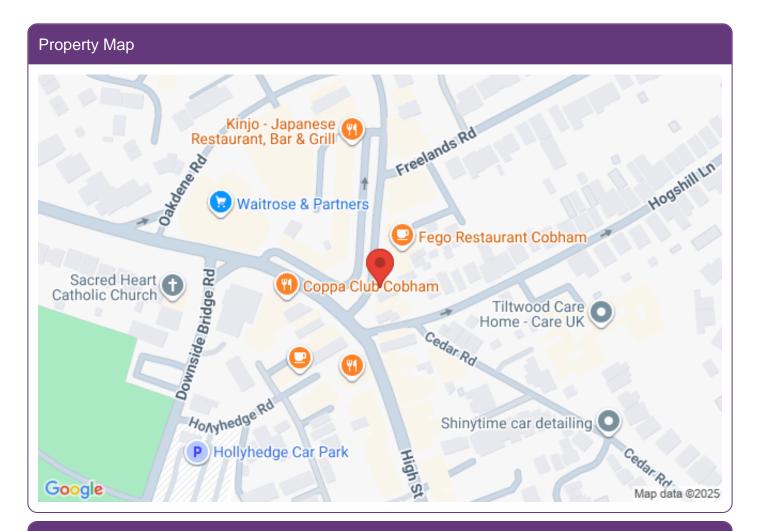
at the prevailing rate.

**Lease details:** New F.R.I. lease for a term to be agreed.

#### **Features**

✓ Close to many multiples
✓ Corner position
✓ High footfall
✓ New lease available

Public car park nearby



### Important notice

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### **Tenant Fees**

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

























