



**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

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£77,500 Per annum
<b>Rent details:</b>	Guide commencing rent.
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a rateable value of £46,250, payable at the prevailing rate.
<b>Lease details:</b>	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

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## 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.









