



**Rent** £42,500 Per annum

**Size** 900 Square feet

**Ref** #3073

## Address

**Address:** 5 Church Street

**Postcode:** KT11 3EG

**Town:** Cobham

**Area:** Surrey

## Location

Situated in sought after Cobham town centre, close to the Ivy Brasserie. Cobham benefits from good footfall with plenty of multiple occupiers and long established independent retailers & eateries. Occupiers include Space NK, Sweaty Betty, Caffè Nero, Waitrose, Costa Coffee, Crew Clothing, Pizza Express, Boots, Mint Velvet and Pret a Manger.

## Description

Charming property to let on a new 10 year lease.

The property has been extensively refurbished to a very high standard by our clients and should be suitable for a variety of uses under the E use class.

The premises feature exposed beams and also benefit from a delightful courtyard garden. There is a newly fitted kitchen to the rear of the ground floor and first floor W.C.

The approximate floor areas are 560 sq ft to ground floor and 340 sq ft to first floor- 900 sq ft in total.

EPC band D.

Early viewings recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£42,500 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a RV of £19,000 payable at the prevailing rate- please rely on your own enquiries.
<b>Lease details:</b>	New 10 year FRI lease.

## Features

- ✓ Character property
- ✓ Courtyard
- ✓ Early viewing recommended
- ✓ Excellent trading location
- ✓ New lease available
- ✓ Town centre location
- ✓ Two storey

## 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.









