



Rent £55,000 Per annum

Size 818 Square feet

Ref #3106

Address

Address: 27 High Street

Postcode: KT11 3DH

Town: Cobham

Area: Surrey

Location

Excellent trading location in the middle of Cobham High Street adjacent to Sainsbury's local and Joe & The Juice. Other nearby occupiers include Boots, The Ivy Brasserie, Pret A Manger Coppa Club, Pizza Express, Mint Velvet and Gails Bakery.

Description

Guide commencing rent £55,000 p.a.

The premises measure approximately 818 sq ft and are in shell condition ready for a Tenants fit-out. There is a W.C. and kitchenette to the rear of the unit.

The current use class is 'E' which allows the shop to be occupied by a number of different businesses. Please note that any business that requires extraction will not be permitted.

The premises benefit from a demised parking space to the rear along with a bin store.

Early viewings are recommended.

General Information

Tenure:	Leasehold
Rent:	£55,000 Per annum
Legal fees:	Each party to bear their own
Rateable value:	The VOA states a rateable value of £52,000 per annum, payable at the prevailing rate.
Lease details:	New lease for a term to be agreed.

Features

- ✓ 'E' Use class
- ✓ High Street location
- ✓ Immediately available
- ✓ New lease available

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.



