



Rent £45,000 Per annum

Size 760 Square feet

Ref #3125

Address

Address: 54 High St

Postcode: KT11 3EF

Town: Cobham

Area: Surrey

Location

The shop occupies a prominent position in a delightful part of the High St, very close to the popular Ivy Brasserie and near to many other multiple brands such as Costa, Boots, Robert Dyas, Sainsburys, Mint Velvet, Pret a Manger, Crew Clothing and Joe & the juice. There is street parking in the High St and a large public car park in Hollyhedge Road.

Description

New lease available- Offers in the region of £45,000 p.a. commencing rent.

The property has been occupied for many years as a gallery and picture framers, but will now suit a multitude of uses under the E use class.

Measuring approximately 760 sq ft, the unit features a pitched beamed ceiling over part and there is a lock up garage to the rear which will be included in the demise.

Early viewings recommended.

General Information

Tenure:	Leasehold
Rent:	£45,000 Per annum
Legal fees:	Not specified
Rateable value:	The VOA website states a R.V. of £39,750, payable at the prevailing rate.
Lease details:	New lease for a term to be agreed.

Features

- ✓ 'E' Use class
- ✓ Close to many multiples
- ✓ Favoured location
- ✓ Garage
- ✓ New lease available
- ✓ Parking close by
- ✓ Visually prominent

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 £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



