



Rent £45,000 Per annum + VAT

Size 1,125 Square feet

Ref #3151

Address

Address: 38a High Street

Postcode: KT11 3EB

Town: Cobham

Area: Surrey

Location

Located in the affluent town of Cobham with nearby occupiers including Crew clothing, The Ivy Brasserie, Costa Coffee, Sainsburys Local, Joe & The Juice and Gails.

Description

We are pleased to offer this prominently located shop in Cobham town centre.

The accommodation comprises a ground floor unit with two floors of ancillary accommodation above. There is a main reception/ retail area and three separate rooms to the rear on the ground floor measuring approximately 580 sq ft. The current partition walls can be removed to create an open plan space. The unit was previously operating as a salon but would suit a variety of different uses.

The first floor measures approximately 339 sq ft and the second floor approximately 206 sq ft.

The property also benefits from a small yard area and two allocated parking spaces to the rear.

EPC Rating D

Available immediately- early viewings recommended.

General Information

Tenure:	Leasehold
Rent:	£45,000 Per annum + VAT
Legal fees:	Each party to bear their own
Rateable value:	The VOA states a rateable value of £34,750, payable at the prevailing rate.
Lease details:	New FRI lease for a term to be agreed, drafted Outside of the Landlord and Tenant Act 1954

Features

- ✓ Close to many multiples
- ✓ Densely populated area
- ✓ High street location
- ✓ Parking close by
- ✓ Visually prominent
- ✓ Allocated parking
- ✓ Yard area

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.





