



**Rent** £52,500 Per annum + VAT

**Size** 825 Square feet

**Ref** #3161

## Address

**Address:** 23 Oakdene Parade

**Postcode:** KT11 2LR

**Town:** Cobham

**Area:** Surrey

## Location

Popular terrace of shops in this upmarket Parade, nearby occupiers include Waitrose, Space NK, Jojo Maman Bebe, Pizza Express and Holland & Barrett.

## Description

Beautifully presented unit available by way of a lease assignment, or a new 5 or 10 year lease- Current rent £52,500 p.a + VAT.

The main retail area is bright and spacious and measures a total of approximately 639 sq ft including the WC and office, there is a serving counter and fitted kitchen with extraction to the rear measuring approximately 186 sq ft.

Outside there is a storage container which can be left by the current tenant and parking is also available to the rear of the property.

Current fixtures and equipment can also be purchased by any in going tenant.

Suitable for a variety of different uses within the E use class.

EPC Rating B.

Early viewings recommended- strictly by appointment only through Franklin Commercial, please do not disturb staff.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£52,500 Per annum + VAT
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a R.V. of £39,500, payable at the prevailing rate.
<b>Lease details:</b>	Existing lease with approximately one year remaining drafted inside the Landlord and Tenant Act 1954. A new lease will be available from the landlord for a term of 5 or 10 years if required.

## Features

- ✓ Allocated parking
- ✓ Available immediately
- ✓ Beautifully presented throughout
- ✓ Close to many multiples
- ✓ Early viewing recommended
- ✓ Excellent trading location
- ✓ Extraction
- ✓ Parking close by
- ✓ Storage space

## 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.















