



**Rent** £65,000 Per annum

**Size** 2,241 Square feet

**Ref** #3202

## Address

**Address:** 49 High Street

**Postcode:** KT11 3DP

**Town:** Cobham

**Area:** Surrey

## Location

The property occupies a prominent position on Cobham High Street 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, Joe & The Juice, Waitrose, Costa Coffee, Crew Clothing, Pizza Express, Boots, Mint Velvet and Pret a Manger.

## Description

Guide commencing rent £65,000 p.a.

Opportunity to rent this prominently located building which would suit a variety of different uses under the 'E use class' in the affluent town of Cobham. The shop was previously occupied by a high end fashion retailer for many years.

The bright and spacious ground floor retail unit measures approximately 1561 sq ft. The ancillary space on the first floor is accessed internally through the shop and measures approximately 681 sq ft.

There is on street parking close by as well as the large public car park which is within easy walking distance.

Also available to purchase freehold at £850,000.

EPC Rating C.

Early viewings recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£65,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA states a rateable value of £42,500, payable at the prevailing rate.
<b>Lease details:</b>	New F.R.I. lease for a term to be agreed. Our clients would also consider a short term let.

## 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.









