



Rent £21,000 Per annum

Size 800 Square feet

Ref #3240

### Address

Address: 218 Cobham Road

Postcode: KT22 9JQ

Town: Fetcham Area: Surrey

## Location

Located in a busy local parade with easy street parking and amongst a good selection of shops and cafe's, plus a Sainsburys Local supermarket.

# Description

Vacant ground floor shop unit measuring approximately 800 sq ft-£21,000 p.a.

The premises were previously occupied by a beautician and may suit a variety of different uses (please confirm with local authority.)

Our client will also consider a sale of the freehold- Guide price £550,000 please see site reference #3074.

EPC Rating D.

Early viewings recommended.

### General Information

Tenure: Leasehold

Rent: £21,000 Per annum

**Legal fees:**Both parties to be borne by the ingoing tenant/purchaser

Rateable value: The VOA website states a rateable value of £12,250 payable at

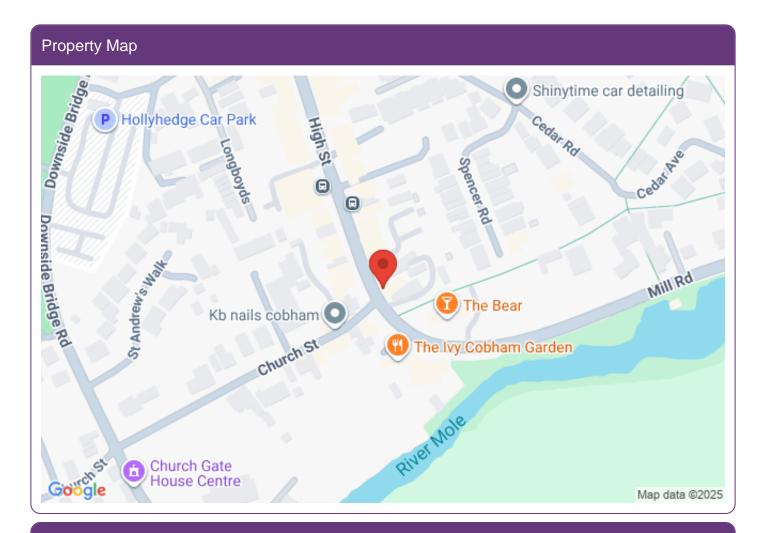
the prevailing rate.

**Lease details:** New FRI lease for a term to be agreed.

#### **Features**

✓ 'E' Use class ✓ Available immediately ✓ Early viewing recommended.

✓ Local Parade
✓ On street parking



## Important notice

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#### **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.







