



**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

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£21,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the incoming tenant/purchaser
<b>Rateable value:</b>	The VOA website states a rateable value of £12,250 payable at the prevailing rate.
<b>Lease details:</b>	New FRI lease for a term to be agreed.

## Features

- ✓ 'E' Use class
- ✓ Available immediately
- ✓ Early viewing recommended
- ✓ Local Parade
- ✓ On street parking

## 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.





