



**Rent** £17,000 Per annum

**Size** 586 Square feet

**Ref** #3255

## Address

**Address:** 62 Portsmouth Road

**Postcode:** KT11 1HY

**Town:** Cobham

**Area:** Surrey

## Location

Prominent main road position fronting the Portsmouth Road, which connects Cobham to Esher. Cobham is an affluent town with an excellent range of shops, restaurants, bars and supermarkets. There is parking in front of the parade of shops.

## Description

Lock up shop unit measuring approximately 586 sq ft in total.

There is a small kitchenette area to the rear as well as WC.

The property is on a busy road with plenty of passing traffic and benefits from free parking outside.

EPC Rating C.

Early viewings recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£17,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA websites states a R.V. of £5,800. The premises should therefore qualify for full SBR relief, subject to the usual criteria.
<b>Lease details:</b>	New lease for a term to be agreed

## Features

- ✓ Available immediately
- ✓ Early viewing recommended
- ✓ On street parking
- ✓ Prominent location

## 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.

