



Rent £63,500 Per annum

Size 1,058 Square feet

Ref #3383

Address

Address: 35 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 many other independent businesses.

Description

A well-presented retail unit to let, prominently positioned within a popular and established parade in the highly sought-after village of Cobham.

Extending to approximately 1,058 sq ft in total, the premises offer versatile accommodation suitable for a wide variety of occupiers under the E Use Class, making it ideal for retail, office, or service-based businesses. The unit benefits from good frontage and strong footfall, set amongst a vibrant mix of both national and independent operators.

The location is a key highlight, being close to a number of well-known brands including Space NK, Pizza Express, and Waitrose, along with a diverse selection of local boutiques and amenities, contributing to consistent pedestrian traffic throughout the day.

The current annual service charge, covering general maintenance and upkeep of the parade, is approximately £1,268 per annum.

EPC Rating: D.

Early viewings recommended.

General Information

Tenure:	Leasehold
Rent:	£63,500 Per annum
Legal fees:	Not specified
Rateable value:	The VOA website states a R.V. of £51,000 from 1st April 2026, payable at the prevailing rate.
Lease details:	New FRI lease for a term to be agreed

Features

- ✓ Densely populated area
- ✓ Close to many multiples
- ✓ Early viewing recommended
- ✓ Excellent trading location

Property Map



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.



