



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.

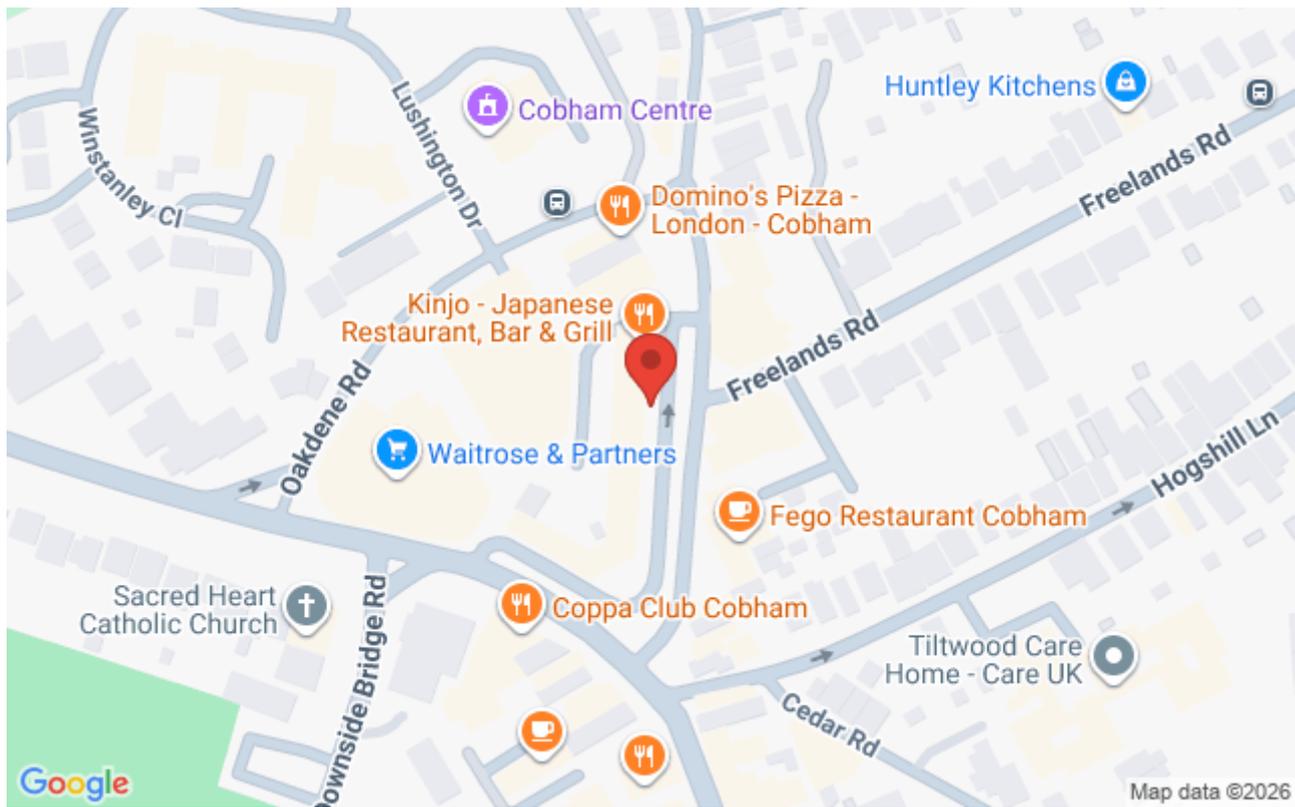
General Information

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

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.



