



Rent £42,000 Per annum

Size 950 Square feet

Ref #2849

Address

Address: 9-11 Between Streets

Postcode: KT11 1AA

Town: Cobham

Area: Surrey

Location

Located at the start of the High St. Cobham comprises a good mix of established independent & multiple retailers, cafes and restaurants including Waitrose, Caffe Nero, Cote & The Ivy Brasserie.

Description

Nicely presented shop measuring approximately 950 sq ft. which is currently arranged to provide a retail area of approximately 630 sq ft, plus kitchen/staff room, W.C. and rear work room/stock room of 180 sq ft. The shop forms part of an attractive building. Currently A1 use, but may be suitable for other uses- subject to any necessary consents.

VIEWINGS- By appointment only please.

General Information

Tenure:	Leasehold
Rent:	£42,000 Per annum
Rent details:	Guide commencing rent.
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The valuation office website reveals a RV of £45,250.
Lease details:	New lease available for a term to be agreed, or Freehold available.

Features

- ✓ A1 use
- ✓ Close to many multiples
- ✓ Excellent trading location
- ✓ First floor
- ✓ Freehold or Leasehold
- ✓ Immediately available
- ✓ Mixed use investment
- ✓ Visually prominent

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.





