



Rent £66,000 Per annum

Size 1,480 Square feet

Ref #2981

Address

Address: Adrenalin Sport, 1 High Street

Postcode: KT11 3DH

Town: Cobham

Area: Surrey

Location

Fantastic High St position close to the car park. Nearby occupiers include Gail's Bakery, Robert Dyas, Waitrose, Caffè Nero, Boots and Pret A Manger.

Description

Available as "going concern".

Superbly presented and well stocked Sports Shop occupying an excellent trading position in one of Surrey's most affluent towns.

Our client is only seeking to achieve the value of his stock, which we believe to be currently in the region of £150,000.

The business has been established for some 23 years and enjoys a fantastic reputation in the area.

As well as supplying nearly all sporting equipment the shop offers a racket stringing service, which can be carried out whilst customers wait.

Our client has several members of staff, who have been with the business for many years and are experienced and well known by many customers.

The premises provide a ground floor retail area of approximately 900 sq ft and a first floor stock room of around 600 sq ft (including W.C. and kitchenette area).

An assisted handover can be offered to the purchaser, if required.

EPC band D.

Please contact us should you require further information on stock lines or brands etc.

General Information

Tenure:	Leasehold
Rent:	£66,000 Per annum
Rent details:	Exclusive of VAT, if applicable.
Legal fees:	Not specified
Rateable value:	The VOA website states a rateable value of £54,500, payable at the prevailing rate. Approximate rates payable are £27,000 currently.
Lease details:	New lease term to be agreed with the Landlord.
Trading hours:	Monday - Saturday: 09:00 - 17:30 Sunday: 10:00 - 16:00
Years established:	23
Employees:	Staff contracts can be provided. 2 x full time. 1 x part time. 5 x members of casual/weekend staff.
Client involvement:	Full Time.

Features

- ✓ Business for sale
- ✓ Excellent trading location
- ✓ Available immediately
- ✓ Close to many multiples
- ✓ Long established
- ✓ Parking close by
- ✓ Visually prominent
- ✓ Well equipped

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.







