



Rent £32,000 Per annum

Size 1,220 Square feet

Ref #3061

Address

Address: 3 Church Street

Postcode: KT11 3EG

Town: Cobham

Area: Surrey

Location

Situated in sought after Cobham town centre, adjacent to the Ivy Brasserie and occupying a corner position at the junction with the High Street. Cobham still benefits from good foot fall with plenty of multiple occupiers and long established independent retailers & eateries. Occupiers include Space NK, Sweaty Betty, Caffè Nero, Waitrose, Costa Coffee, Crew Clothing, Pizza Express, Boots, Mint Velvet and Pret a Manger.

Description

Guide commencing rent £32,000 p.a.

Charming shop unit with outbuildings/stores and garage (currently converted to store room). The premises are highly visible from the High Street.

Available on a new lease for a term to be agreed- Current tenant vacating June 2023.

Suitable for a variety of different uses within the E use class, including Office and D1 uses.

The premises comprise a retail area of approximately 540 sq ft. A timber built outbuilding measures circa 300 sq ft and has a water supply connected and there is an additional external store/kitchen, which measures 215 sq ft including the W.C. A garage, which has access rights through Ivy car park, has currently been converted to a store of approximately 165 sq ft. Externally there is a courtyard area which is demised with the premises.

Early viewings recommended- By appointment only, please do not disturb the current tenant.

General Information

Tenure:	Leasehold
Rent:	£32,000 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a R.V. of £16,000, payable at the prevailing rate.
Lease details:	New F.R.I. lease for a term to be agreed.

Features

- ✓ 'E' Use class
- ✓ Ancillary space
- ✓ Beautifully presented throughout
- ✓ Character property
- ✓ Close to many multiples
- ✓ Corner position
- ✓ Courtyard
- ✓ Early viewing recommended
- ✓ Favoured location
- ✓ Viewings by appointment only
- ✓ Visually prominent

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.





