



Rent £55,000 Per annum

Size 818 Square feet

Ref #3106

## Address

Address: 27 High Street Postcode: KT11 3DH

Town: Cobham Area: Surrey

# Location

Excellent trading location in the middle of Cobham High Street adjacent to Sainsburys local and Joe & The Juice. Other nearby occupiers include Boots, The Ivy Brasserie, Pret A Manger Coppa Club, Pizza Express, Mint Velvet and Gails Bakery.

# Description

### Guide commencing rent £55,000 p.a.

The premises measure approximately 818 sq ft and are in shell condition ready for a Tenants fit-out. There is a W.C. and kitchenette to the rear of the unit.

The current use class is 'E' which allows the shop to be occupied by a number of different businesses. Please note that any business that requires extraction will not be permitted.

The premises benefit from a demised parking space to the rear along with a bin store.

Early viewings are recommended.

### General Information

Tenure: Leasehold

Rent: £55,000 Per annum

**Legal fees:** Each party to bear their own

Rateable value: The VOA states a rateable value of £52,000 per annum,

payable at the prevailing rate.

**Lease details:** New lease for a term to be agreed.

### **Features**

✓ 'E' Use class
✓ High Street location
✓ Immediately available

✓ New lease available

# Property Map Coppa Club Cobham Hogshill Ln Cedar Av Casis Child Care Centre P Hollyhedge Car Park Oasis Child Care Centre Cetar Av Cetar Av Map data ©2025

# Important notice

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### **Tenant Fees**

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.













