



**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



## Important notice

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## 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.



