



**Rent** £42,500 Per annum

**Size** 1,686 Square feet

**Ref** #3114

## Address

**Address:** 40 Anyards Road

**Postcode:** KT11 2LA

**Town:** Cobham

**Area:** Surrey

## Location

Conveniently located on Anyards Road leading to Cobham High Street with its excellent variety of multiple and independent businesses, shops, bars and eateries. Other nearby occupiers include Waitrose, Sweaty Betty, Space NK, The Juice Smith, Pizza Express and Fego.

## Description

Beautifully presented detached unit available to let on new lease.

The property occupies a fantastic position with plenty of passing traffic and is arranged over ground and first floor.

The ground floor area at the front measures a total of 710 sq ft with a further 276 sq ft to the rear, ideal for separate office space or meeting room, two WC's and two kitchenettes are located on the ground floor. The first floor is accessed via an internal spiral staircase or via a separate external staircase to the rear. The first floor measures a total of 700 sq ft and was previously used as office space. There is also a kitchenette and shower room/ WC located on the first floor.

The accommodation is hugely versatile to suit a number of uses and layouts- floor plans indicating the current layout as well as which walls can be removed if required are listed. To the front there is a forecourt area which can allow for 2 off street parking spaces or other uses if required.

Air conditioning is fitted on both floors and the property also benefits from side access as well as main access at the front.

The unit should be suitable for a variety of different uses, subject to any necessary consents if required, and can easily be divided and sublet if required.

Early viewings recommended- by appointment only.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£42,500 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA states a rateable value of £21,500 per annum, payable at the prevailing rate. The current rates payable are £10,000 per annum.
<b>Lease details:</b>	New lease for a term to be agreed

## Features

- ✓ 'E' Use class
- ✓ Air Conditioning
- ✓ Allocated parking
- ✓ Early viewing recommended
- ✓ Excellent trading location
- ✓ High footfall
- ✓ New lease available
- ✓ Parking close by
- ✓ Town centre location
- ✓ Well presented

## 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.

