



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

Tenure: Leasehold

Rent: £42,500 Per annum

Legal fees: Not specified

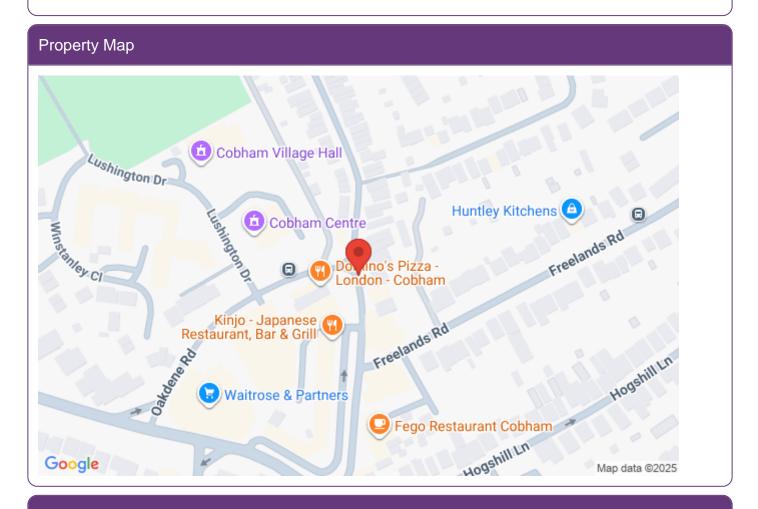
Rateable value: The VOA states a rateable value of £21,500 per annum,

payable at the prevailing rate. The current rates payable are

£10,000 per annum.

Lease details: 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



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.



