



**Rent** £36,000 Per annum

**Size** 740 Square feet

**Ref** #3154

## Address

**Address:** 51 High Street

**Postcode:** KT11 3DP

**Town:** Cobham

**Area:** Surrey

## Location

Excellent trading location opposite The Ivy Brasserie. Other nearby occupiers include Sainsburys local, Joe & The Juice, Boots, Pret A Manger, Mint Velvet and Gails Bakery.

## Description

Charming Grade II Listed shop available on new lease- alternatively Virtual Freehold (999 year lease) available at offers in excess of £550,000.

Recently refurbished, the property retains a wealth of period features and benefits from a small courtyard area to the side.

Suitable for a variety of uses (except restaurant ) within the E use class.

Floor area of approximately 740 sq ft.

Cobham is a sought after and affluent town, which is host to many national retailers and long established independent businesses.

Please call 020 7117 2526 for an early appointment to view.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£36,000 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	TBC.
<b>Lease details:</b>	New Lease terms to be agreed.

## Features

- ✓ Available immediately
- ✓ Character property
- ✓ Close to many multiples
- ✓ Courtyard
- ✓ Double fronted
- ✓ Early viewing recommended
- ✓ Listed Building
- ✓ New lease available
- ✓ Prominent location
- ✓ Recently refurbished
- ✓ Town centre location
- ✓ Visually prominent

## 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 £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.









