



Price/premium £850,000

Size 2,241 Square feet

Ref #3190

# Address

**Address:** 49 High Street **Postcode:** KT11 3DP

Town: Cobham Area: Surrey

### Location

The property occupies a prominent position on Cobham High Street close to The Ivy brasserie. Cobham benefits from good footfall with plenty of multiple occupiers and long established independent retailers & eateries. Occupiers include Space NK, Sweaty Betty, Caffe Nero, Joe & The Juice, Waitrose, Costa Coffee, Crew Clothing, Pizza Express, Boots, Mint Velvet and Pret a Manger.

## Description

### Guide Price £850,000.

Opportunity to purchase this prominently located vacant Freehold building in the affluent town of Cobham.

The bright and spacious ground floor retail unit measures approximately 1561 sq ft. The shop was previously was occupied by a high end fashion retailer for many years, but would suit a variety of different uses under the E use class. The ancillary space on the first floor is accessed internally through the shop and measures approximately 681 sq ft.

There is on street parking close by as well as the large public car park which is within easy walking distance.

EPC Rating C.

Early viewings recommended.

### General Information

Tenure: Freehold

Price/premium: £850,000

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

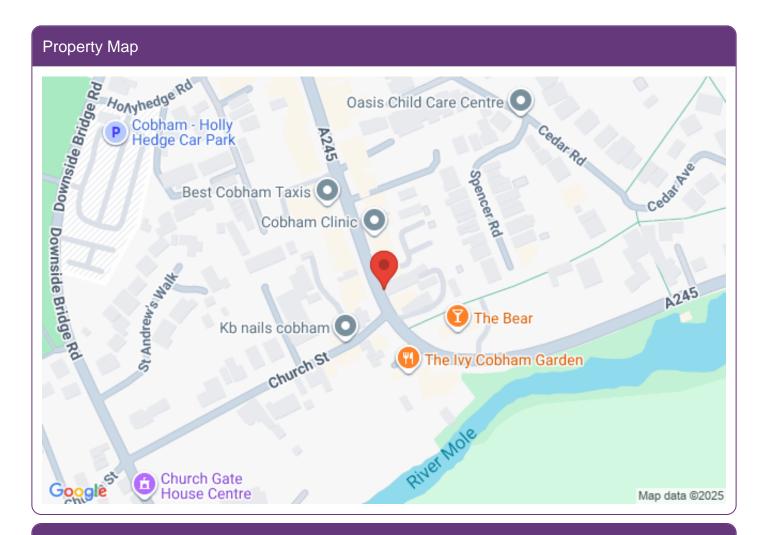
Rateable value: The VOA states a rateable value of £42,500, payable at the

prevailing rate.

#### **Features**

✓ High footfall
✓ High street location
✓ Close to river
✓ Parking close by

✓ 'E' Use class ✓ Ancillary space ✓ Close to many multiples ✓ Vacant possession



## Important notice

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