



**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, Caffè 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 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

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£850,000
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	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

## Property Map



## Important notice

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