



Rent £58,000 Per annum + VAT

Size 1,353 Square feet

Ref #3318

#### Address

**Address:** 30 High Street **Postcode:** KT11 3EB

Town: Cobham Area: Surrey

## Location

Situated in the affluent town of Cobham, the property is surrounded by well-known retailers and eateries such as Crew Clothing, The Ivy Brasserie, Cafe Nero, Sainsbury's Local, Joe & The Juice, and GAIL's.

### Description

Spacious premises arranged over ground and first floor to let-£58,000 p.a + VAT.

The premises were previously occupied by Costa Coffee for many years and would suit a range of occupiers under the 'E' use class.

The accommodation is currently arranged to provide ground floor trading space measuring approximately 853 sq ft to include a conservatory area. The property also benefits from a small rear courtyard and an allocated parking space.

The first floor includes a fitted kitchen with extraction already in place, making the unit particularly well-suited for restaurant operators. The first floor comprises stock room, kitchen, and a staff room and measures approximately 500 sq ft.

EPC Rating B.

Available immediately- early viewings recommended.

#### **General Information**

Tenure: Leasehold

Rent: £58,000 Per annum + VAT

Legal fees: Not specified

Rateable value: The VOA website states a rateable value of £34,250 per

annum, payable at the prevailing rate.

**Lease details:** New F.R.I. Lease term to be agreed.

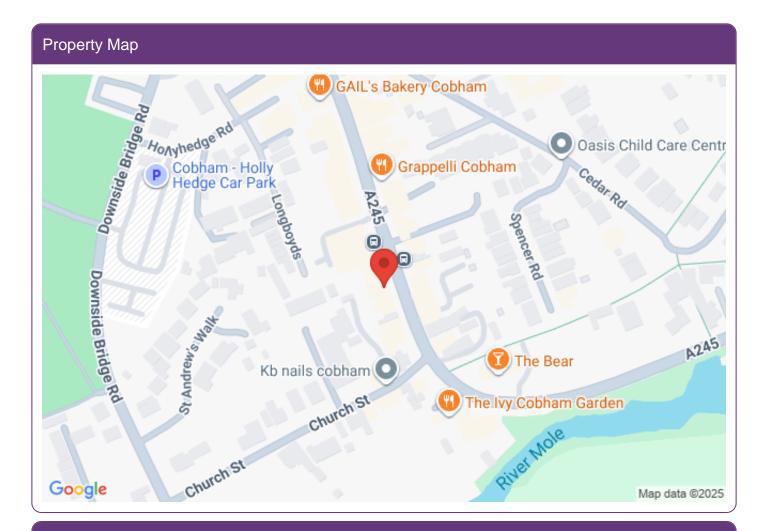
**Trading hours:** The VOA website states a rateable value of £34,250 payable at

the prevailing rate.

#### **Features**

✓ 'E' Use class 
✓ Excellent trading location 
✓ Extraction 
✓ Favoured location

✓ High Street location ✓ Air Conditioning ✓ Allocated parking ✓ Courtyard



# Important notice

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#### 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.

























