



UNIT 4

HOLLY PARADE HIGH STREET

COBHAM
KT11 3EE

PRIME RETAIL UNIT
E CLASS
LEASE FOR SALE

LOCATION

Cobham is an affluent market town in Surrey, located 17 miles southwest of London with access to the A3 and M25. This prominent Class E unit occupies a 100% prime position, surrounded by a mix of national and independent retailers, including Gail's, Joe & The Juice, Boots, The Ivy, and Caffè Nero.

DESCRIPTION

The shop is suitable to a variety of uses, however it is currently configured as a café, benefitting from a spacious kitchen, and coffee bar.

ACCOMMODATION

The property is arranged over ground floor only with the following approximate area:-

Ground Floor	97.70 Sq.m	1,052 Sq.ft
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LEASE

Held on a 10-year FRI lease from 1 December 2021, with the lease is due to expire 28 October 2031 with an option to break 28 October 2026, held inside the Landlord and Tenant Act 1954.



RENT

The current rent is £45,000 per annum exclusive.

TERMS

Offers invited for a lease assignment.

RATES

The VOA website shows an entry in the current Rating List of £62,500.

For rates payable please refer to the Local Charging Authority, Elmbridge Borough Council - 01372 474474.

EPC

Further details available upon request. B 30.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction



FURTHER INFORMATION

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >

Cobham (Organisation)

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