

UNIT 4 HOLLY PARADE HIGH STREET COBHAM

KT11 3EE

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Prime Retail Unit - E Class - Lease for Sale

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Retail Opportunity
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:-

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



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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 Valuation Office Agency website shows a Rateable Value from 1 April 2026 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.

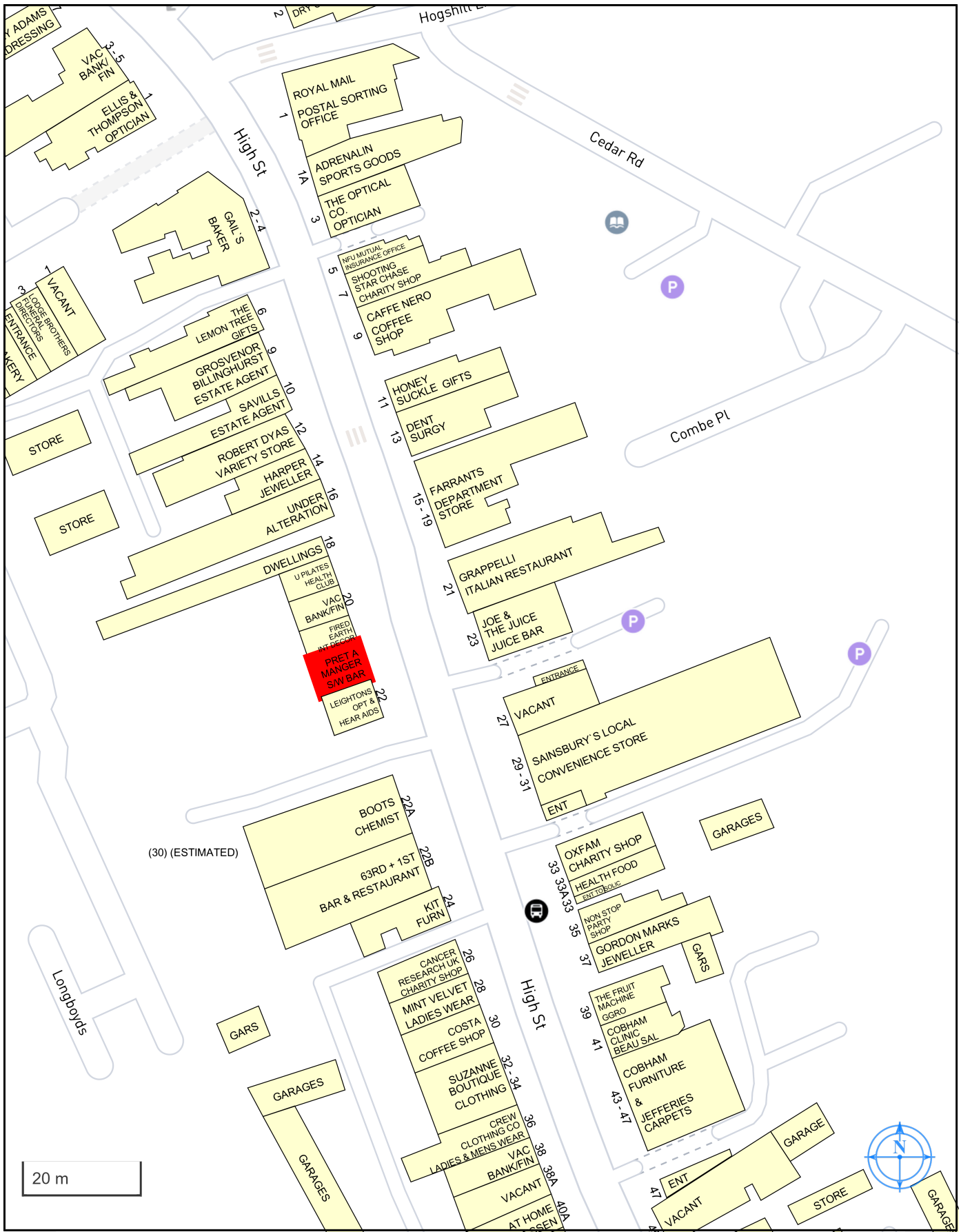
LEGAL COSTS

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



Cobham (Organisation)

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CONTACT

GET IN TOUCH

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