franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526

Rent £60,000 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- £60,000 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 and two parking spaces can be allocated for £150 per month, per space.

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:	£60,000 Per annum + VAT
Legal fees:	Not specified
Rateable value:	The VOA website states a RV of £39,750 from the 1st April 2026, payable at the prevailing rate.
Lease details:	New F.R.I. Lease term to be agreed.

Features

- 'E' Use class
- Excellent trading location
- Favoured location
- High Street location
- Air Conditioning
- Allocated parking
- Outside seating
- Small garden

Property Map

Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

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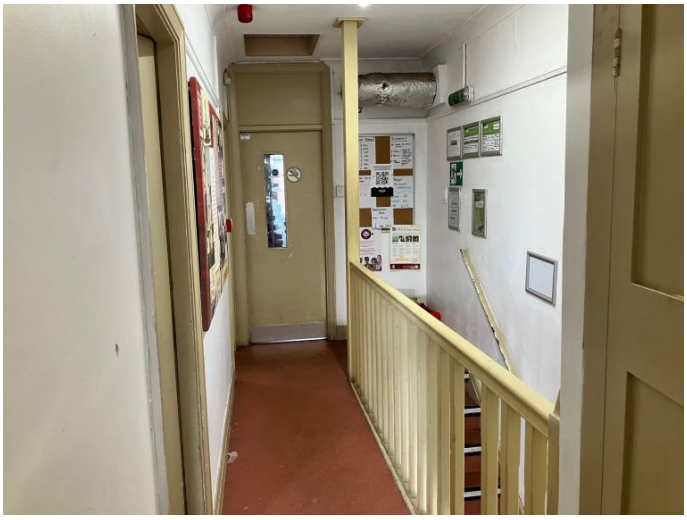

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