franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526

Rent £33,000 Per annum **Size** 592 Square feet **Ref** #3399

Address

Address: 33a High Street

Postcode: KT11 3DP

Town: Cobham

Area: Surrey

Location

Situated on the highly sought-after Cobham High Street, just a few doors from Sainsbury's Local, the property benefits from a prime location among a mix of well-known national retailers and independent businesses.

Description

An excellent opportunity to rent a lock-up retail premises in a prominent High Street position within the affluent and thriving town of Cobham.

The property extends to approximately 594 sq ft and is currently configured with a stud partition separating the main retail area from a rear storage/stockroom, together with a WC. The partition can be removed to create a larger open-plan retail space.

The premises benefit from Class E use, making them suitable for a wide range of retail, office, professional, and service-based occupiers.

Located in a highly desirable trading position, the unit offers strong visibility and footfall, making it an attractive proposition for a variety of businesses seeking a presence in one of Surrey's most sought-after towns.

Please note: The landlord will not consider applications from convenience stores, vape shops, or mobile phone retailers.

General Information

Tenure:	Leasehold
Rent:	£33,000 Per annum
Legal fees:	Not specified
Rateable value:	The VOA website states a rateable value of £27,500 payable at the prevailing rate.
Lease details:	New FRI lease for a term to be agreed

Features

- 'E' Use class
- Available immediately
- Excellent trading location
- Public car park nearby

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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