



**Rent:** £45,000 Per annum **Size:** 760 Square feet **Ref:** #3125 **Status:** Reduced

## Location

The shop occupies a prominent position in a delightful part of the High St, very close to the popular Ivy Brasserie and near to many other multiple brands such as Costa, Boots, Robert Dyas, Sainsburys, Mint Velvet, Pret a Manger, Crew Clothing and Joe & the juice. There is street parking in the High St and a large public car park in Hollyhedge Road.

## Description

New lease available- Offers in the region of £45,000 p.a. commencing rent.

The property has been occupied for many years as a gallery and picture framers, but will now suit a multitude of uses under the E use class.

Measuring approximately 760 sq ft, the unit features a pitched beamed ceiling over part and there is a lock up garage to the rear which will be included in the demise.

Early viewings recommended.



## Address

Address: 54 High St Postcode: KT11 3EF Town: Cobham Area: Surrey

## General information

Tenure:	Leasehold
Rent:	£45,000 Per annum
Legal fees:	Not specified
Rateable value:	The VOA website states a R.V. of £39,750, payable at the prevailing rate.
Lease details:	New lease for a term to be agreed.

## Features

- ✓ 'E' Use class
- ✓ Close to many multiples
- ✓ Favoured location
- ✓ Garage
- ✓ New lease available
- ✓ Parking close by
- ✓ Visually prominent

## Property Map



## 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.