

Retail/Leisure Unit

4 High Street, Cobham, KT11 3DY

Ground floor sales: 116.83m² (1,258ft²)

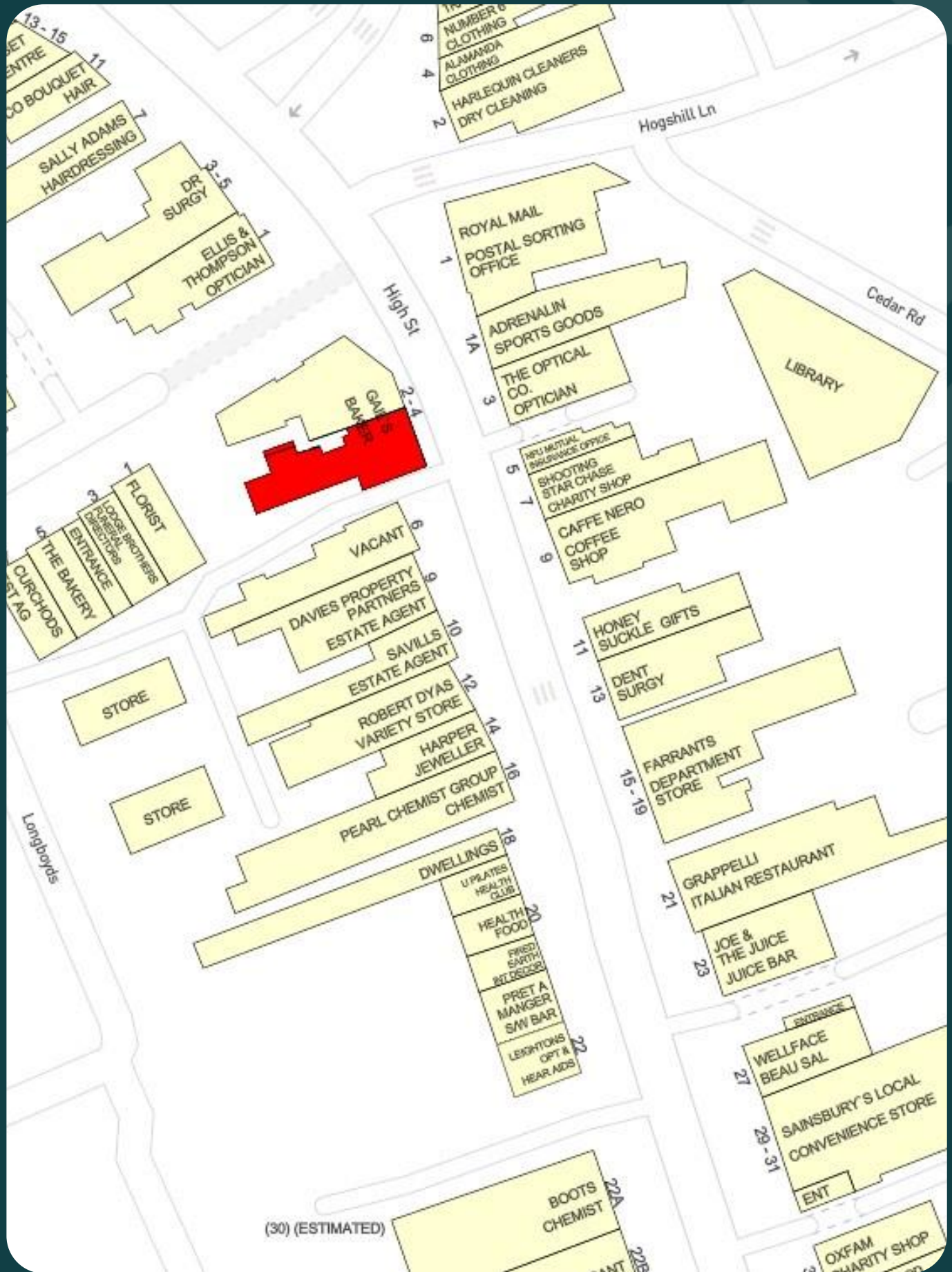


To Let



Cited
PROPERTY

cited.co.uk
0208 076 666



Location

The property is located in the affluent town of Cobham, Surrey and is situated on a busy corner location on the High Street, opposite the historic Cobham clocktower and adjacent to Gail's.

The High Street comprises a mixture of high-quality independents and national retailers including Joe and The Juice, Coppa Club, Sainsbury's, Boots, Caffé Nero and Waitrose.

An extract from the street plan is attached upon which the property has been highlighted.

Accommodation

The premises is arranged over ground floor, comprising the following approximate net internal floor area:

	SQ FT	SQ M
Ground Floor	1,258	116.83

Rent

Quoting rent £67,500 per annum exclusive.

VAT

VAT is applicable at the prevailing rate.

Terms

The premises is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rates

The premises is assessed as follows:

Rateable Value: £42,250

UBR (2026/2027): 0.382

Rates Payable: £16,140

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

EPC Rating

The property is currently rated within band B (38).

Legal Costs

Each party to bear their own legal costs in relation to the transaction.

Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

Oliver Marshall
oliver@cited.co.uk
07386 200076

Rosie Civil
rosie@cited.co.uk
07539 257338



Cited
PROPERTY

cited.co.uk
0208 076 666



[Click here](#) for
Google map link