

# Shop To Let

Subject to Vacant Possession

## Cobham 4 High Street

### 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, Sainsburys, Boots, Caffe 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:

Ground Floor	116.83 sq m	1,258 sq ft
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### Rent

£67,500 per annum exclusive.

### Terms

The units are available by way of new FRI leases, on terms to be agreed, subject to upward only rent reviews at every 5th year.



### Rates

We have been verbally advised that the premises is assessed as follows:

Rateable Value:	£42,250
UBR (2024/2025):	0.499
Rates Payable:	£21,083

Interested parties are advised to make their own enquiries with the Local Authorities.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC Rating

'B'.

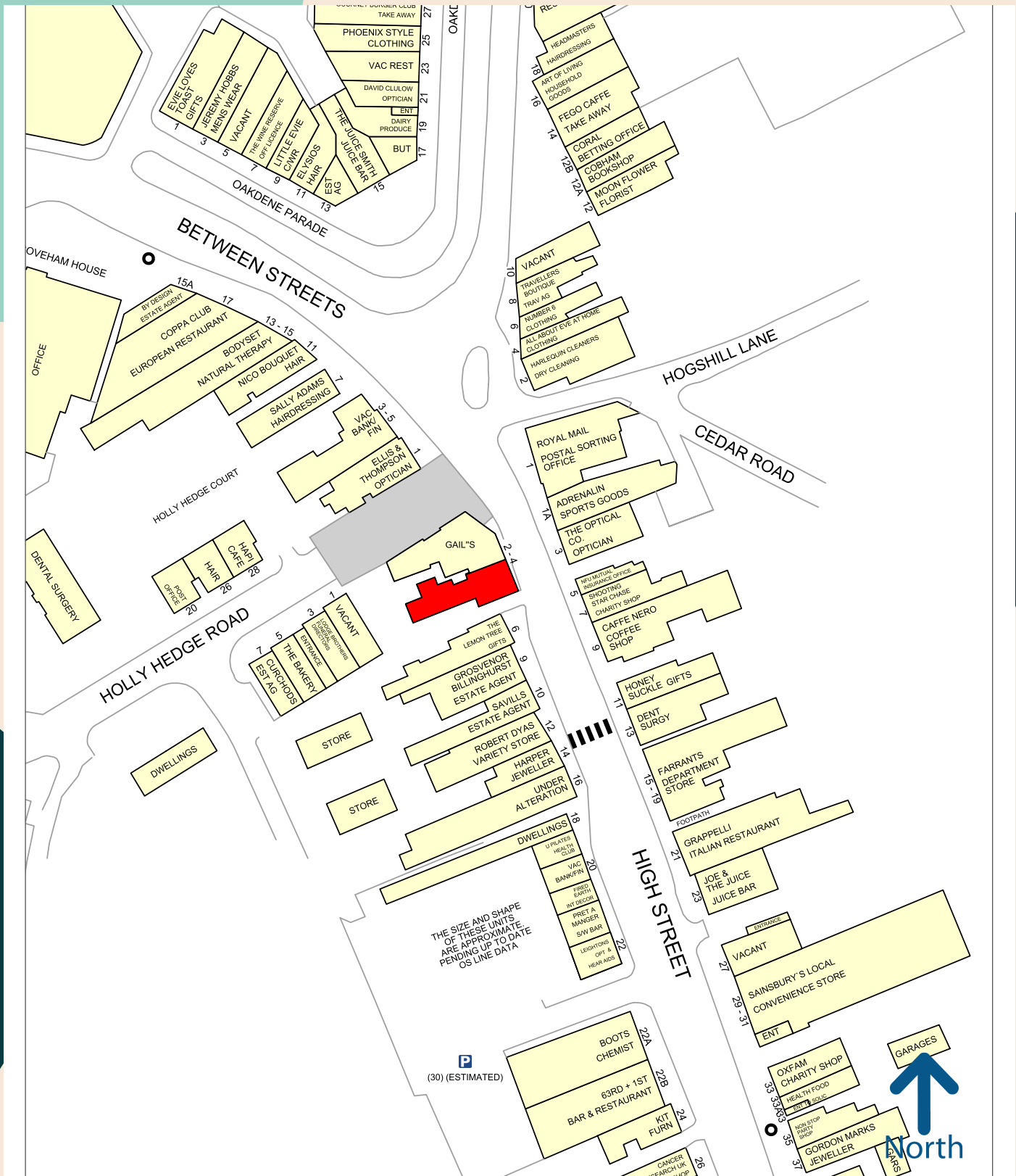
## Viewing

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

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 These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.