

**PRELIMINARY DETAILS**

**A1 SHOP**

**TO LET  
ON NEW LEASE  
NO PREMIUM**

**25 OAKDENE PARADE,  
COBHAM,  
SURREY,  
KT11 2LP**

**Accommodation**

The premises are located in a popular terrace of shops in this upmarket Parade, which consists of both national and local brands adjoining a Waitrose Superstore with extensive parking in this affluent town centre.

Cobham is approximately 17 miles south west of London and 10 miles north east of Guildford. The town is well served with transport links with the A3 linking the M25 (junction 10) and there is a regular train service to Cobham Station from Waterloo.

**Size**

604 sq.ft. approx. ground floor sales plus WC and storage area of 185 sq.ft.

**Terms**

A new lease is available direct from the Landlord on terms to be agreed.

**Rent**

Offers in the order of £55,000 p.a.x.

**Business Rates**

£22,650 p.a. payable approx. – please make own enquiries).

**All Enquiries**

**Jonathan Green, White Druce & Brown, 0777 8803 090.**