

NEW TO MARKET

EXTENSIVE RESTAURANT / SHOP

TO LET ON NEW LEASE

IN POPULAR PARADE IN HIGHLY AFFLUENT AREA

**39/43 OAKDENE PARADE
COBHAM
SURREY
KT11 2LR**

Location

Cobham is an affluent town approximately 17 miles southwest 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.

The premises are located in a popular terrace of shops in this upmarket Parade, housing both national and local brands on the same site as a Waitrose Superstore with an extensive rear car park neighbouring Space NK, Jojo Bebe Maman and Holland & Barrett.

Accommodation

Size

Ground Floor restaurant – 242.39 sqm (2,608 sq ft)

Toilets – 30 sqm (323 sq ft)

Kitchen – 46.98 sqm (506 sq ft)

Staff Toilets – 5.5 sqm (59 sq ft)

Total – 324.87 sqm (3,496 sq ft)

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

Offers sought in the region of £97,500 pax.

Business Rates

The rates payable for the year 2022/23 are £58,688 per annum. From 1st April 2023 the rates payable have been reduced to £46,636 (please rely on own enquiries).

All Enquiries

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