

**WHITE DRUCE
& BROWN**

PROPERTY CONSULTANTS

12 Melcombe Place, Marylebone, London, NW1 6JJ Tel 020 7467 5997 Fax 020 7224 5212

www.whitedrucebrown.com

**NEW TO MARKET
SHOP TO LET ON NEW LEASE
PROMINENTLY SITUATED IN THE TOWN CENTRE
IN THIS HIGHLY AFFLUENT AREA**

**54 High Street
Cobham
Surrey
KT11 3EF**



Location

Cobham is an affluent town approximately 17 miles southwest of London and 10 miles northeast 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 subject property is prominently situated where Mill Road meets the High Street (A245) which abuts the popular adjacent park and shares the same terrace of shops as the Ivy restaurant just to the south of the High Street's junction with Church Street.

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The High Street has various popular national brands such as Costa, Boots, Robert Dyas, Sainsburys and various restaurants with both on-street and public car parking nearby.

Cobham and Stoke D'Abernon (southwestern station) are within easy reach.

Accommodation

Ground Floor / Shop and WC with good natural light throughout and a character pitched, beam ceiling over part – 70.8 square metres (761.81 square feet).

The property also has a separate, lock-up private garage to the rear.

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 £46,500 pax.

Business Rates

The rates payable from 1 April 2023 are £19,835 approx. (please rely on your own Enquires).

All Enquiries

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