

PRELIMINARY DETAILS

FULLY FITTED "E" CLASS SHOP

**TO LET
ON NEW LEASE**

**5 OAKDENE PARADE
COBHAM
SURREY
KT11 2LR**

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.

Accommodation

The premises are located in a popular terrace of shops in this upmarket Parade, housing both national and local brands within a few doors away from a Waitrose Superstore with extensive rear car park and neighbouring Space NK, Jojo Bebe Maman, The Cobham Larder, the Juice Smith, The Burger Club and Holland & Barrett.

Size

1,004 sq.ft. in total comprising; Retail Sales 661 sq. ft., Rear stores/kitchen 343 sq. ft.

Terms

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

Rent

Offers in the order of £58,000 p.a.x. plus VAT.

Service Charge

£1,275 plus VAT for the year to 1st April 2024.

Business Rates

The rates payable from 1st April 2023 are £22,455 approx. - please rely on your own enquiries.

All Enquiries

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