



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

www.whitedrucebrown.com

PRELIMINARY DETAILS

CLASS E SHOP

TO LET
ON NEW LEASE
NO PREMIUM

35 OAKDENE PARADE,
COBHAM,
SURREY,
KT11 2LR

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

1058 sq.ft. Ground Floor Sales.

Terms

A new lease is available for a minimum of 5 years.

Rent

Offers in the order of £65,000 p.a.x. plus VAT.

Service Charge

Current annual service charge for general maintenance and upkeep of The Parade is £1,268.

Rateable Value

Business Rates payable of £21,262 p.a. payable approx. (please make own enquiries).

EPC Rating

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All Enquiries

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

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THESE DETAILS ARE BELIEVED TO BE ACCURATE BUT THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.