

## Prime Shops to Let

### COBHAM

### 2 High Street

All uses considered STP

### Location

The property is located in the affluent town of Cobham, Surrey and is situated on a busy corner location on High Street, opposite the historic Cobham clocktower. The High Street comprises a mixture of high quality independents and national retailers including Cote Brasserie, Sainsburys, Boots, Caffè Nero and Waitrose.

An extract from the street plan is attached upon which the property has been highlighted.

### Accommodation

The units available provide the following approximate net internal floor areas:

UNIT	GROUND	FLOOR AREAS
Unit 1	147.15 sq m	1,583 sq ft
Unit 2	116.83 sq m	1,258 sq ft

\*Alternatively the units could be let as a whole

### Lease

The units are available by way of new FRI leases, on terms to be agreed, subject to upward only rent reviews at every 5th year.

### Rent

Unit 1 - £62,500 per annum exclusive

Unit 2 - £47,500 per annum exclusive



### Rates

Following completion of the separation works, the property is to be re-assessed.

Interested parties are advised to make their own enquiries to the Local Authority.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

An EPC has been commissioned and a copy can be provided upon request.

## Viewing

All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

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