

Prime⁺ Retail

To Let

COBHAM

2 High Street

ADJACENT TO NEW GAIL'S BAKERY

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.

Unit 1 has recently completed a letting to GAIL's Bakery which is now open and trading.

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

Accommodation

Unit 1 has recently completed a new letting to GAIL's bakery:

Unit 2 116.83 sq m 1,258 sq ft

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 - GAIL's Bakery
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:

Rory Gittins
rory@primeretailproperty.com
07721127212

Josh Gittins
josh@primeretailproperty.com
07545846799





Prime⁺ Retail

primeretailproperty.com

For more information contact:
020 7016 5340

Misrepresentation Act 1967
These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.