



Prime Pitch

Cobham - Unit 2, Holly Parade, KT11 3EB

Modern, Easy Space

Location

This prominent Class E unit occupies 100% prime pitch in this affluent and aspirational Surrey commuter town.

The supermarket anchor to the town centre is the nearby **Waitrose**.

Nearby occupiers include **Boots**, **Pret a Manger**, **Gail's** bakery, **Caffe Nero** and **Joe and the Juice**.



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Streetview

Description

- A prominent property and a very recent build.
- Providing very clean and easy ground floor retail space only.

The premises provide the following approximate dimensions and areas.

Description	Imperial	Metric
Internal Width	25'9	7.84
Shop Depth	83	25.3
Ground Floor Retail	2,134	198.2

Lease

The lease of the building is in place is to 1st March 2030 without break.

Available by way of assignment or by way of a new, long lease.

Please contact Ryan Kennedy for more information.

Current Rent

£100,000pax

Service Charge

£7,628.40pa

Rates

The VOA advise that the rates are:

Rateable Value £87,000

Rates payable at .512p £44,544pa

Interested parties are advised to check the business rates directly. Certain concessions may apply.

Legal Costs

Each party are to bear their own associated legal costs.

EPC

to be provided.

Contact

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