

TO LET



Cobham - Retail

1,289 sq ft (120 sq m) NIA

1 Oakdene Parade, Cobham, Surrey, KT11 2LP

For viewing and further information contact:



Jessica Bodie

01372 360190

07786 392146

jessica.bodie@hurstwarne.co.uk



Nic Pocknall

01372 360190

07770 416219

nic.pocknall@hurstwarne.co.uk

Key Benefits

- Within sought after Cobham
- Excellent footfall, opposite Waitrose entrance
- New lease from landlord
- Free on-street parking to front of unit



Follow us on twitter
[@hurst_warne](https://twitter.com/hurst_warne)



RICS

Location

The premises are located in an extremely prime and prominent part of Cobham on Oakdene Parade adjacent to Waitrose. Nearby retailers include Carphone Warehouse and Space NK.

Cobham is an affluent town and has attracted a number of national and international brands in recent years which has transformed the town centre into a popular leisure and shopping destination.

Description

The premises comprise a self contained retail unit with a rear store room and delivery access via the rear of the shop.

The shop benefits from free on street parking in front of the property.

Internally the shop benefits from a full height glazed shop front and a suspended ceiling. There is also return frontage with windows.

Accommodation

	sq ft	sq m
Ground Floor sales	1,243	115.48
Ancillary	46	4.27
Total	1,289	119.75

Terms

A new lease is available direct from the landlord on terms to be agreed. The annual rent will be payable quarterly in advance and will be subject to VAT.

Viewings

Please contact Hurst Warne:

Nic Pocknall

nic.pocknall@hurstwarne.co.uk

01372 360190 / 07770 416219

or our joint agent:

White Druce & Brown

James Baker

JBaker@whitedrucebrown.com

0207 467 5997

Rent

Available upon request.

Energy Performance Rating

Following third party assessment, we understand that the energy performance rating for this property has been graded as F(F).

A copy of the Energy Performance Certificate is available on request from the agents.

Business Rates

£30,895.50 per sq ft approximately (based on a Rateable Value of £64,500 and applying the current uniform business rate).

Interested parties should make their own enquiries with the relevant local authority.

Service Charge

£1,706 per annum



SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable
Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk. Date: 07/04/17 - 1-Oakdene-Parade_0417_1083.pdf

Our Leatherhead, Fleet, Woking & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

323 Kingston Road, Leatherhead,
Surrey KT22 7TU
T 01372 360190
E leatherhead@hurstwarne.co.uk

Victoria House, 18-22 Albert Street
Fleet, GU51 3RJ
T 01252 816061
E fleet@hurstwarne.co.uk

41 Chobham Road
Woking, Surrey GU21 6JD
T 01483 723344
E woking@hurstwarne.co.uk

Abbey House, 25 Clarendon Road,
Redhill, Surrey RH1 1QZ
T 01737 852222
E redhill@hurstwarne.co.uk