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**Hurst Warne**

Chartered Surveyors and  
Commercial Property Consultants

**TO LET**



## Cobham - Retail

470 sq ft net internal area (44 sq m)

17 Oakdene Parade, Cobham, Surrey, KT11 2LR

For viewing and further information contact:



**Nic Pocknall**

01372 360190

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### Key Benefits

- o Highly visible from the High Street
- o Within sought after Cobham
- o New lease available
- o Free on street parking to the front of unit
- o Self-contained



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**RICS**

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Agency • Investment • Development • Asset Management • Landlord & Tenant

17 Oakdene Parade, Cobham, Surrey, KT11 2LR

## Location

The premises are located in an extremely prime and prominent part of Cobham between Carphone Warehouse and the American Dry Cleaners.

Nearby retailers include Waitrose, Space NK Health and Beauty and David Clulow Opticians, as well as a wide number of restaurants.

## Description

The premises comprise a self-contained retail unit benefiting from rear delivery access.

Internally, the shop benefits from dual frontage.

- Highly visible from the High Street
- Within sought after Cobham
- New lease available
- Free on street parking to the front of unit
- Self-contained

## Accommodation

Total	470 sq ft	44 sq m
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Approx. NIA Floor Area

## Terms

A new lease is available directly from the landlord on terms to be agreed.

## Viewing & Further Information

Please contact Hurst Warne:

Nic Pocknall

[nic.pocknall@hurstwarne.co.uk](mailto:nic.pocknall@hurstwarne.co.uk)

01372 360 190

Or our joint Agent White Druce & Brown:

James Baker

[JBaker@whitedrucebrown.com](mailto:JBaker@whitedrucebrown.com)

0207 467 5997

## Rent

£49,500.00 per annum.

## Energy Performance Rating

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

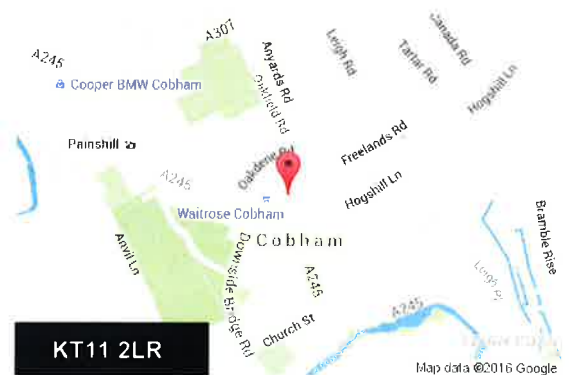
## Business Rates

£11,215.75 approximately (based on a Rateable Value of £22,750 and applying the current uniform business rate).

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

## Service Charge

Available upon request.



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