

PRIME CLASS E  
OPPORTUNITY

# COBHAM

UNIT 3  
HOLLY PARADE

## Description

The premises are located in a prime section of the High Street with nearby occupiers including **Holland & Barrett**, **Joe And The Juice**, **Leightons Opticians** and **Boots**.

Please refer to the attached copy of the street traders plan for further details.

## Accommodation

The premises are arranged over ground floor only, comprising the following areas:

**Ground Floor Sales** 1,455 sq. ft. (135.17 sq. m)

## Lease

The premises are available by way of a new lease for a term to be agreed.

## Rent

# £65,000

per annum exclusive.

## Service Charge

The service charge for the financial year is £4,834.82 per annum.



## Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£62,500
<b>UBR (26/27)</b>	0.43p

All parties are to advised to make their own enquires to the relevant authority.

## EPC

The property has an EPC Rating of B 36. A full report is available upon request.

## Legal Costs

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

## Timing

The premises are available now.

## Viewing

Strictly via appointment through sole agents, **Green & Partners** contacting:

**Mike Willoughby**

**07810 480291**

[mike.willoughby@greenpartners.co.uk](mailto:mike.willoughby@greenpartners.co.uk)

*Subject to Contract*

