

PRIME CLASS E  
OPPORTUNITY

# COBHAM

UNIT 4  
HOLLY PARADE

**SUBJECT TO VACANT POSSESSION**

## Description

Cobham is a large village in the borough of Elmbridge in Surrey, about 17 miles (27 km) southwest of Central London. It is known for its affluent residential character, proximity to the River Mole.

The premises are located in a prime section of the High Street with nearby occupiers including **Holland & Barrett**, **Gail's Bakery**, **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            862 sq. ft. (80.08 sq. m)

## Lease

New lease available for a number of years to be agreed.

## Rent

# £47,500

per annum exclusive.



## Business Rates

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

<b>Rateable Value</b>	£56,000
<b>UBR (26/27)</b>	0.430p

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

## EPC

The property has an EPC Rating of B 30. A full report is available upon request.

## Legal Costs

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

## Viewing

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

**Freddie King**            **07545 386694**  
[freddie.king@greenpartners.co.uk](mailto:freddie.king@greenpartners.co.uk)

**Mike Willoughby**        **07810 480291**  
[mike.willoughby@greenpartners.co.uk](mailto:mike.willoughby@greenpartners.co.uk)

*Subject to Contract*

