PRIME DEVELOPMENT OF FOUR RETAIL UNITS AND ONE RESTAURANT (A3)

COBHAM

HOLLY PARADE

Unit 1 Let to All About The Core
Unit 2 Let to Barclays
Unit 5 Let to Leightons Opticians

Description

Cobham is an affluent Surrey market town benefitting from a very affluent population with a significantly higher percentage of AB and C1 demographic groups.

The development itself is in a prime location on the western side of the High Street close to many multiple retailers including **Boots, Carluccio's, Cote, Starbucks, Mint Velvet** and **Crew Clothing**.

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

The Property

A mixed use development comprising two floors of self-contained residential accommodation, along with four new retail units and one restaurant on the ground floor.

The premises are available immediately.

Commencing Rents

Unit 3 - £67,500 pax
Unit 4 - £55,000 pax

Lease

The premises are available by way of effective full repairing and insuring leases for a term of 10 years, subject to 5 yearly upward only rent reviews.

Business Rates

The premises are yet to be assessed for rating purposes.

EPC

An EPC has been commissioned. A full report is available upon request.

Accommodation

From plans we have calculated that the units offer the following approximate net internal areas:

Unit 3

Internal Width	18 ft	5.48 m
Built Depth	82 ft 8 ins	25.2 m
Ground Floor	1,439 sq. ft.	133.69 sq. m

Unit 4

Internal Width	18 ft	5.5 m
Built Depth	83 ft	25.3 m
Ground Floor	755 sq. ft.	70.14 sq. m

All units benefit from rear servicing and communal bin bays. They will be handed over in a shell finish. Plans are available on request.

Legal Costs

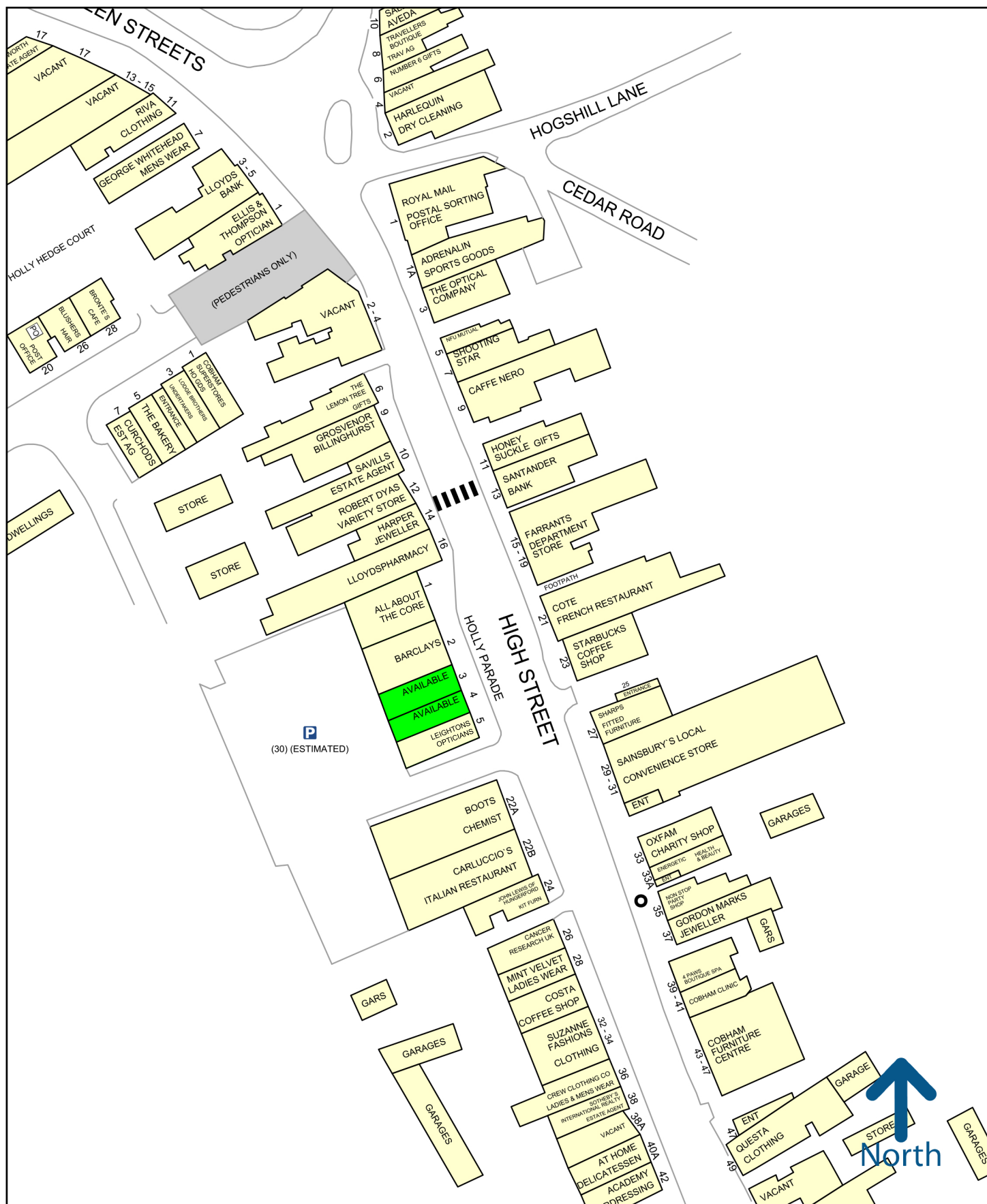Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

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

Mike Willoughby   020 7659 4827
mike.willoughby@greenpartners.co.uk

Freddie King   020 7659 4838
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Subject to Contract

Cobham

GREEN STREETS

NORTH ESTATE AGENT
17 17 VACANT
13 - 15 VACANT
11 RIVA CLOTHING
7 GEORGE WHITEHEAD MENS WEAR
3 - 5 LLOYDS BANK
1 ELLIS & THOMPSON OPTICIAN

HOLLY HEDGE COURT

POST OFFICE 20
BLUSHERS HAIR 26
BRONTE'S CAFE 28

(PEDESTRIANS ONLY)

VACANT

COBHAM SUPERSTORES 1
HO GDS 3
LOOSE BROTHERS UNDERTAKERS 3
ENTRANCE 5
THE BAKERY 5
CURCHODS EST AG 7

STORE

STORE

2 - 4 VACANT

THE LEMON TREE GIFTS
6 GROSVENOR BILLINGHURST
8
10 SAVILLS ESTATE AGENT
12 ROBERT DYAS VARIETY STORE
14 HARPER JEWELLER
16 LLOYDSPHARMACY
1 ALL ABOUT THE CORE
2 BARCLAYS
3 AVAILABLE
4 AVAILABLE
5 LEIGHTONS OPTICIANS

HOLLY PARADE

HIGH STREET

P (30) (ESTIMATED)

HOGSHILL LANE

CEDAR ROAD

1 ROYAL MAIL POSTAL SORTING OFFICE
1A ADRENALIN SPORTS GOODS
3 THE OPTICAL COMPANY

SAL AVEDA 10
TRAVELLERS BOUTIQUE 8
TRAV AG 6
NUMBER 6 GIFTS 6
VACANT 4
HARLEQUIN DRY CLEANING 2

NFU MUTUAL 5
7 SHOOTING STAR
9 CAFFE NERO

11 HONEY SUCKLE GIFTS
13 SANTANDER BANK
15 - 19 FARRANTS DEPARTMENT STORE
FOOTPATH
21 COTE FRENCH RESTAURANT
23 STARBUCKS COFFEE SHOP

25 ENTRANCE
27 SHARPS FITTED FURNITURE
29 - 31 SAINSBURY'S LOCAL CONVENIENCE STORE
ENT

22A BOOTS CHEMIST
22B CARLUCCIO'S ITALIAN RESTAURANT
JOHN LEWIS OF HUNGERFORD KIT FURN
24

GARS

GARAGES

GARAGES

CANCER RESEARCH UK 26
MINT VELVET LADIES WEAR 28
COSTA COFFEE SHOP
SUZANNE FASHIONS CLOTHING 32 - 34
CREW CLOTHING CO LADIES & MENS WEAR 36
SOTHEBY'S INTERNATIONAL REALTY ESTATE AGENT 38
VACANT 38A
AT HOME DELICATESSEN 40A
ACADEMY HAIRDRESSING 42

33 OXFAM CHARITY SHOP
33A ENERGETIC HEALTH & BEAUTY
35 NON STOP PARTY SHOP
37 GORDON MARKS JEWELLER
39 - 41 4 PAWS BOUTIQUE SPA / COBHAM CLINIC
43 - 47 COBHAM FURNITURE CENTRE
ENT
47 QUESTA CLOTHING
49 VACANT

GARAGES

GARS

GARAGE

STORE

GARAGES

North

DWELLINGS

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