



Prime Pitch

## Cobham - Unit 2, Holly Parade, KT11 3EB

Modern, Easy Space

### Location

This prominent Class E unit occupies 100% prime pitch in this affluent and aspirational Surrey commuter town.

The supermarket anchor to the town centre is the nearby **Waitrose**.

Nearby occupiers include **Boots**, **Pret a Manger**, **Gail's** bakery, **Caffe Nero** and **Joe and the Juice**.



### Description

- A prominent property and a very recent build.
- Providing very clean and easy ground floor retail space only.

The premises provide the following approximate dimensions and areas.

| Description         | Imperial | Metric |
|---------------------|----------|--------|
| Internal Width      | 25'9     | 7.84   |
| Shop Depth          | 83       | 25.3   |
| Ground Floor Retail | 2,134    | 198.2  |

### Lease

The lease of the building is in place is to 1st March 2030 without break.

Available by way of assignment or by way of a new, long lease.

Please contact Ryan Kennedy for more information.

**Current Rent**  
£100,000pax

**Service Charge**  
£7,628.40pa

**Rates**  
The VOA advise that the rates are:

Rateable Value                    £87,000  
Rates payable at .512p   £44,544pa

Interested parties are advised to check the business rates directly. Certain concessions may apply.

**Legal Costs**  
Each party are to bear their own associated legal costs.

**EPC**  
to be provided.

**Contact**  
Ryan Kennedy

