

# Summary

Lambert  
Smith  
Hampton



Architects drawings - consented scheme

- Attractive 4,050 sq ft A1/A2/A3 (/A4 STPP) premises to let.
- Subject to vacant possession.
- Located in the affluent Surrey market town of Cobham.
- Prominently situated on the main high street, with a large return frontage.
- Ground, first and second floor accommodation, with the potential for a large outdoor seating area on the return.
- Available by way of a new lease for a term to be agreed.
- Timing:
  - Current lease expiry September 2019.
  - Estimate practical completion of works Q1 2020.

PRIME UNIT TO LET  
A1/A2/A3 (A4 STTP)

2 HIGH STREET, COBHAM  
KT11 3DY

lsh.co.uk

# Location

Cobham is an affluent Surrey market town, situated approximately 19 miles South West of Central London, with average house prices in the town reaching in excess of £1,000,000.

Cobham benefits from excellent transport links with London Waterloo 40 minutes by train. The A3 dual carriage way is in close proximity, providing access to Kingston-upon-Thames and Guildford, as well as junction 10 of the M25 Motorway.

The property is prominently situated on the town's main high street. Neighbouring occupiers include Côte Brassiere, Starbucks, Carluccio's, Fat Face, Sainsbury's Local, Boots and Lloyds Pharmacy, along with a range of quality independent retailers, cafes and restaurants.

# Accommodation

## Unit 1

Floor	NIA (sq ft)	NIA (sq m)
Ground	2,270	211
First	1,614	150
Second	166	15
<b>Total</b>	<b>4,050</b>	<b>376</b>

## Unit 2

Floor	GIA (sq ft)	GIA (sq m)
Ground	1,722	160
First	1,668	155
<b>Total</b>	<b>3,390</b>	<b>315</b>

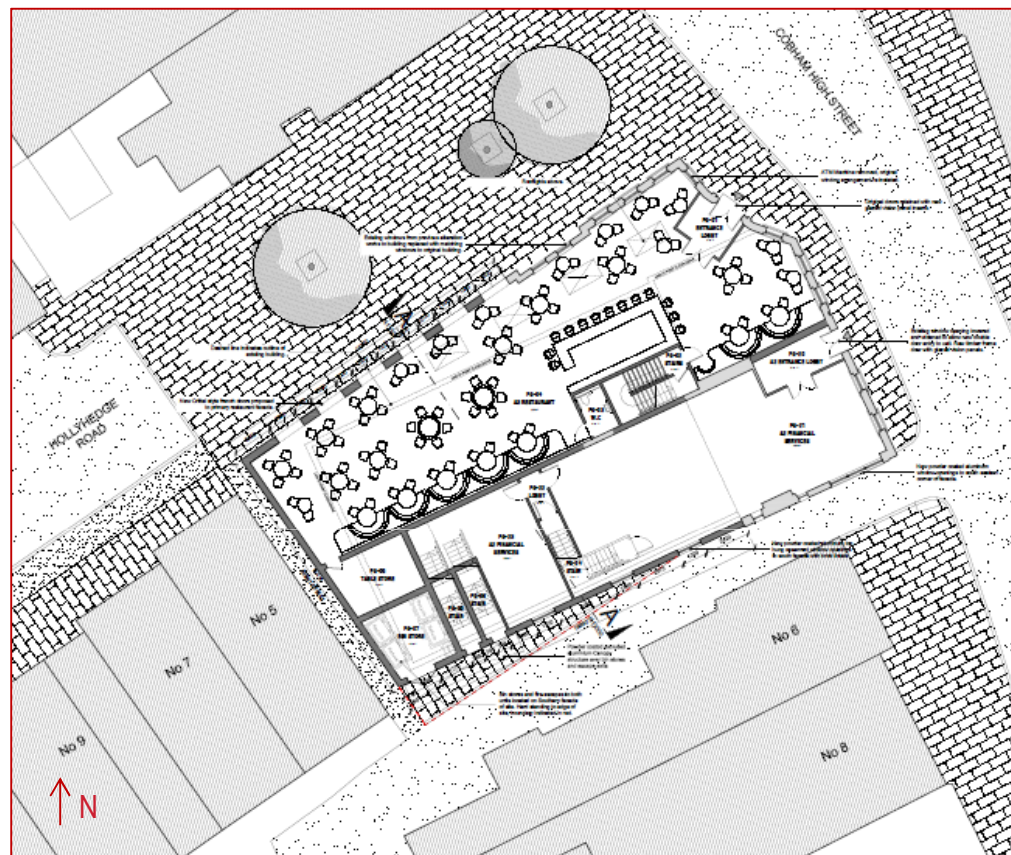
# Description

The subject property is an attractive detached building of brick construction.

The premises will provide ground, first and second floor space with the potential for an outdoor terrace.

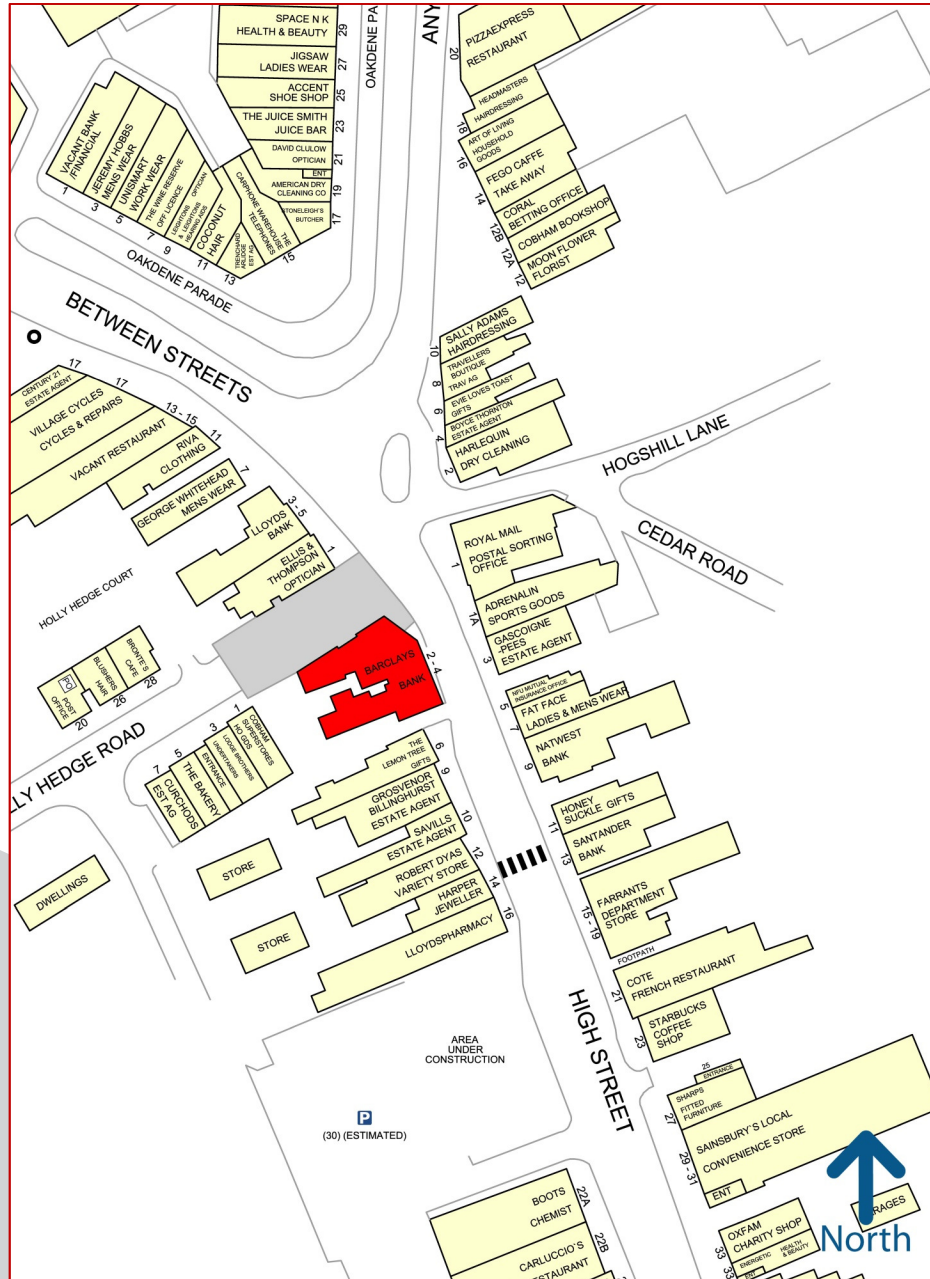
# Terms

The property is available on a new effective FRI lease for a term to be agreed. Rent available on application.





# Street Traders Plan



# Existing Site



# 2 HIGH STREET, COBHAM, KT11 3DY

## EPC

Existing EPC available on request, with EPC to be reassessed upon practical completion.

## Legal Costs

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

## Planning

Please click for a link to the approved planning for A3 Restaurant use.

[Planning link.](#)

## Viewing & Further Information

Viewing strictly by prior appointment with the joint agents.

Please register your interest and all parties will be notified of viewing days in due course.

## Business Rates

Business rates to be reassessed upon completion.

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Timing

The existing lease held by Barclays Bank, expires September 2019.

Subsequent build period following expiry of the occupational lease. Delivery specification to be agreed between the Landlord and the proposed Tenant. Estimated practical completion Q1 2020.

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