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TO LET

PROMINENT RETAIL – 1,400 SQ FT (130.06 SQ M)

24 Anyards Road, Cobham, Surrey, KT11 2LA

DESCRIPTION

The property comprises a prominent ground floor retail unit forming part of an established retail parade and adjacent to Pets Corner. The unit benefits from a return frontage to Freelands Road and opposite Oakdene Parade.

Internally, the accommodation is arranged to provide open plan retail space, together with ancillary accommodation to the rear.

The unit benefits from 2 dedicated parking spaces at the rear

LOCATION

Cobham is approximately 17 miles south-west of Central London and benefits from strong local demographics and a high-quality retail offer.

Anyards Road comprises one of the town's principal retail pitches, linking the High Street with Waitrose, and provides a busy thoroughfare for both pedestrian flow and local traffic.

The premises occupy a prominent corner position on Anyards Road in the opposite Oakdene Parade which includes Space NK, Sweaty Betty, JoJo Maman Bebe and Waitrose. Other notable occupiers in Anyards Road include Pizza Express, Majestic Wine and Toni & Guy.

The 200 space Waitrose Car Park is opposite.

ACCOMMODATION

The premises have the following approximate dimensions and areas:

	M / SQM	FT / SQ FT
Internal depth (max)	20.45m	67'1"
Internal width	6.93m	22'8"
Ground floor Retail	130 sqm	1,400 sq ft
TOTAL	130 sqm	1,400 sq ft

RENT

New Effective FRI lease £60,000 pax

RATES

The current 2026 Rateable Value of the property is £45,750.

VAT

To be confirmed.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

26-50 **B** **50 B**



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