

# Shop To Let

Cobham  
4 High Street

Subject to Vacant Possession

## Location

The property is located in the affluent town of Cobham, Surrey and is situated on a busy corner location on High Street, directly adjacent to Gail's and opposite the historic Cobham clocktower.

The High Street comprises a mixture of high quality independents and national retailers including Cote Brasserie, Sainsburys, Boots, Caffè Nero and Waitrose.

An extract from the street plan is attached upon which the property has been highlighted.

## Accommodation

The premises is arranged over ground floor, comprising the following approximate net internal floor area:

Ground Floor	116.83 sq m	1,258sq ft
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## Rent

Upon Application.

## Terms

The unit is available by way of new FRI lease, on terms to be agreed, subject to upward only rent reviews at every 5th year.



## Rates

We have been verbally advised that the premises is assessed as follows:

Rateable Value:	£42,250
UBR (2026/2027):	0.382
Rates payable:	£16,139.50

Interested parties are advised to make their own enquiries with the Local Authorities.

## Legal Costs

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

## EPC Rating

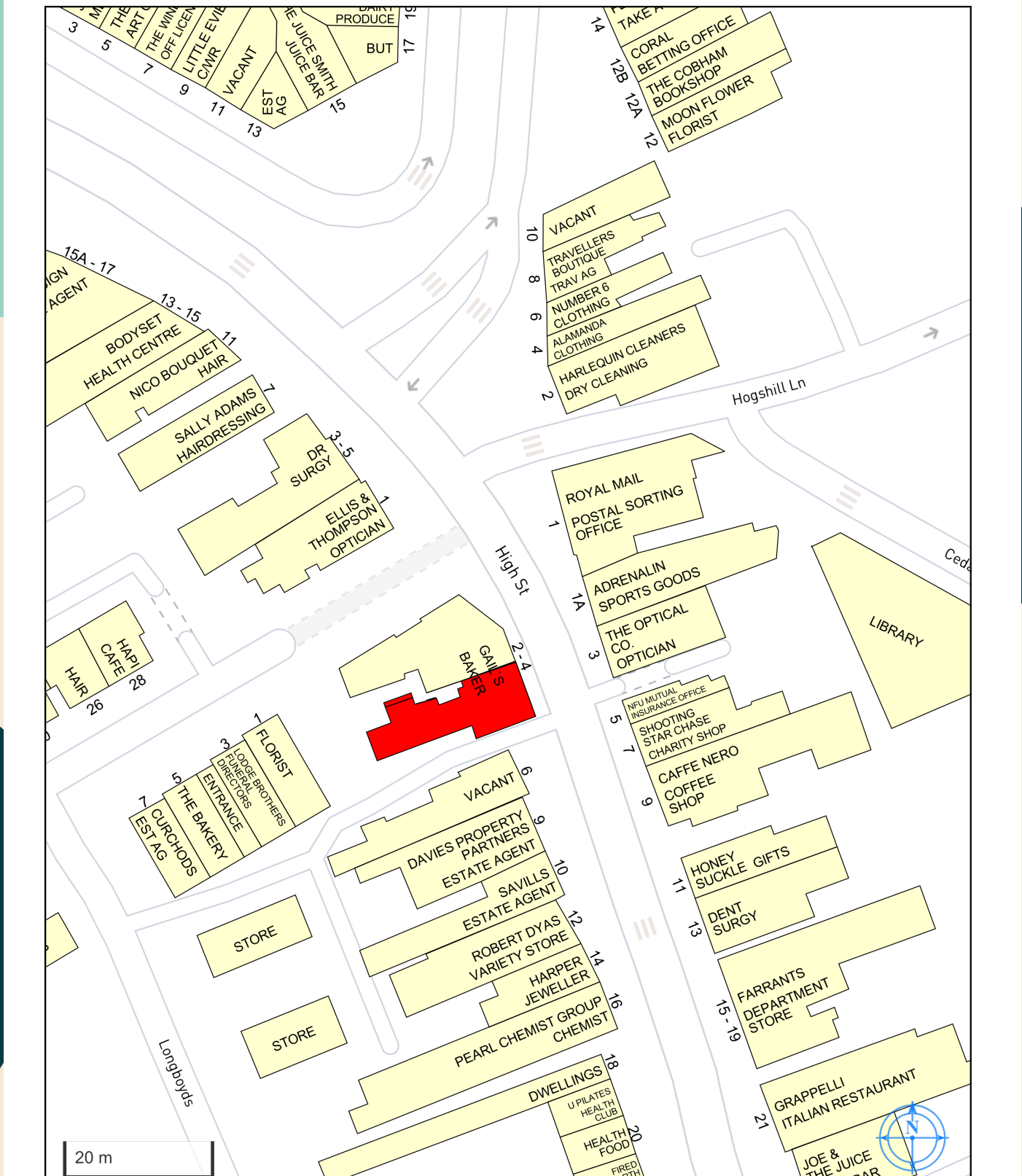
The property is currently rated within band B (38). A copy of the EPC is available upon request.

## Viewing

All viewings are strictly by prior appointment. Subject to contract.  
For further information or arrangements to inspect please contact:

Rory Gittins  
rory@cited.co.uk  
07721127212





For more information contact:

**0208 076 6666**

**cited.co.uk**



Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.