



LOCATION

Chobham is a well-connected village in Surrey, positioned between Woking and Sunningdale, with easy access to the M3, M25, and London Heathrow. It is known for its strong local community and attractive setting. The village features a range of independent shops, cafés, and services, with footfall from both residents and visitors.

The subject property is situated in a very prominent position on the high street, on the principal thoroughfare from the village's principal car park which offers over 200 spaces.

ACCOMMODATION

The property is arranged as a ground floor double-fronted shop unit with the following approximate areas and dimensions:-

Gross Frontage	18.59 m	61 ft
Shop Depth	12.19 m	40 ft
Ground Floor Sales	164.90 sq m	1,775 sq ft

TERMS

The property is available by way of a new effectively full repairing and insuring lease at a commencing rental of **£57,500 per annum**, subject to five yearly upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band C. A copy of the EPC is available on request.

RATING ASSESSMENT

Rateable Value from April 2026 £36,000

Prospective occupiers should make their own enquiries to verify this information.

LEGAL FEES

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

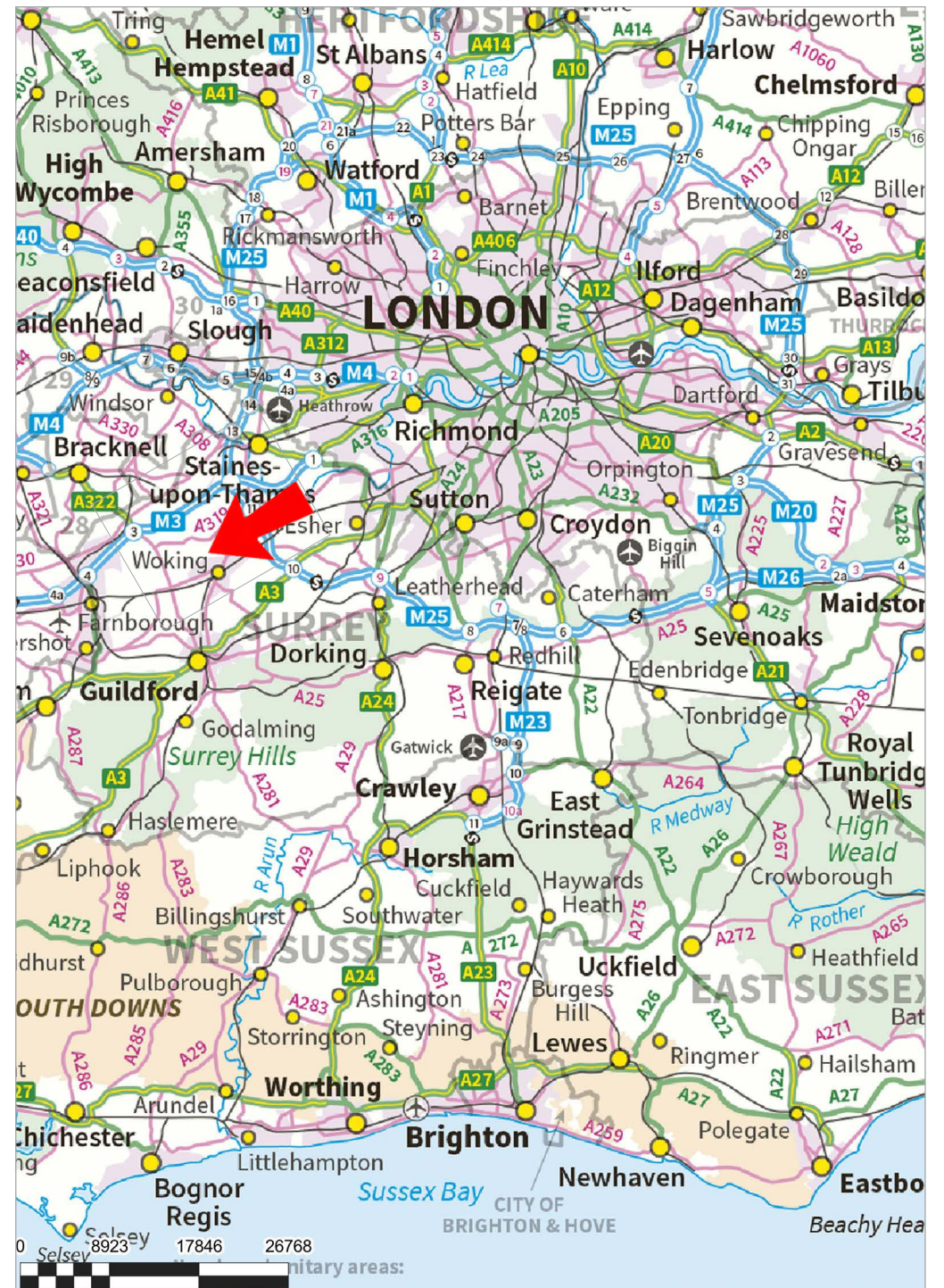
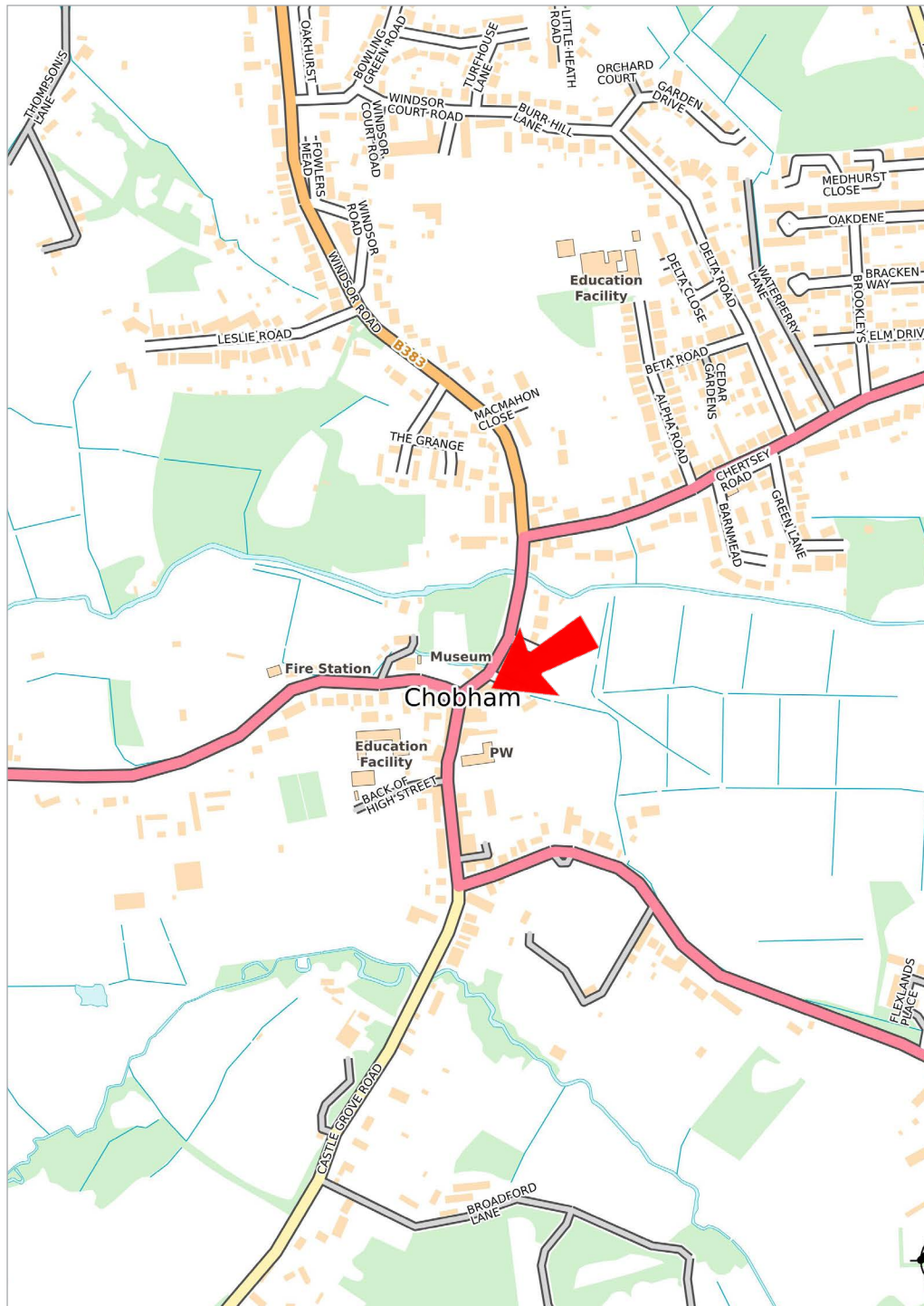
CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

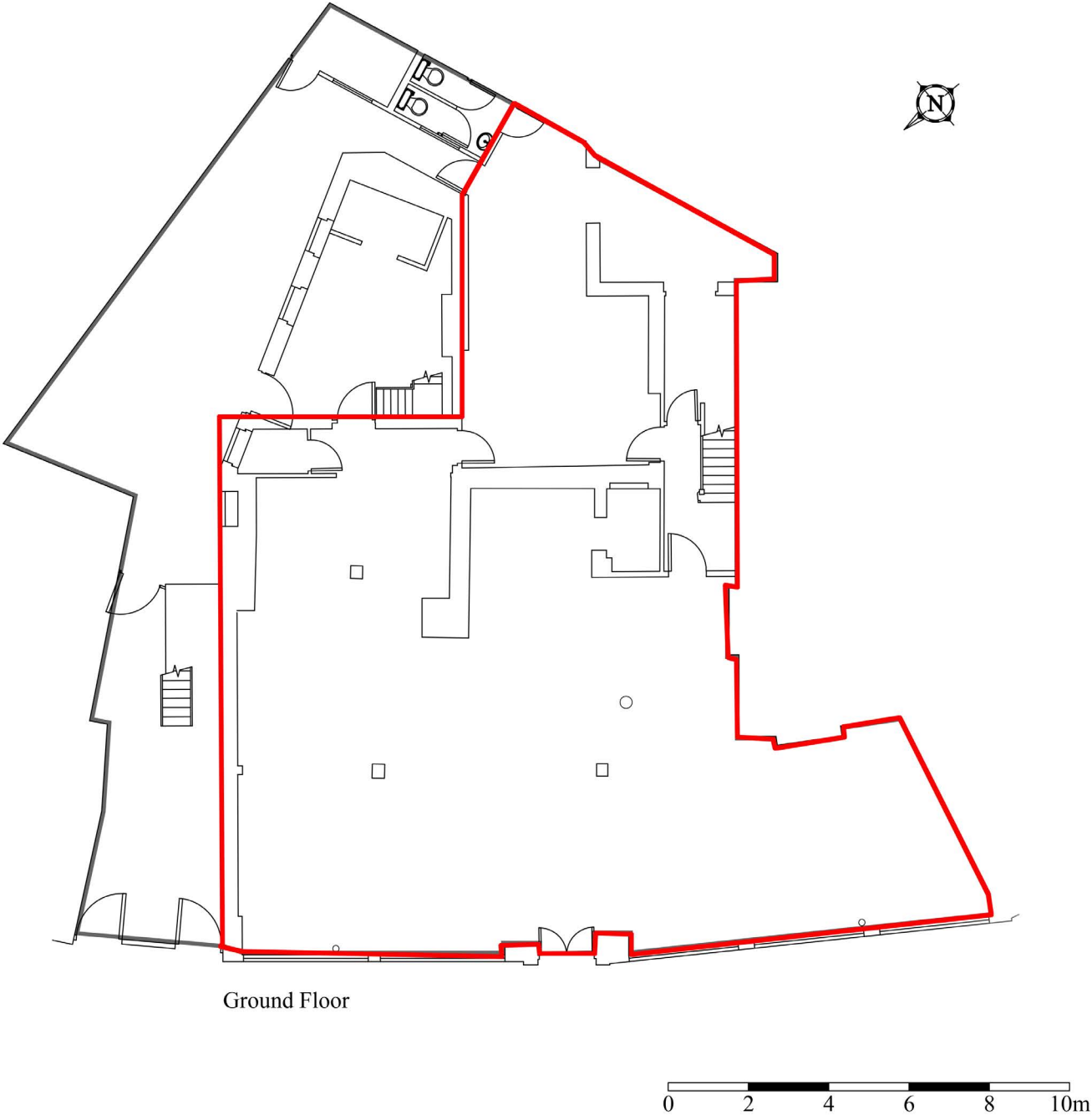
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Subject to Contract and Exclusive of VAT



PLAN



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