

020 8559 1122

info@claridges-commercial.co.uk

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Retail Income Producing Investments Virtual Freehold For Sale

High Street, Cobham KT11 3DH





Description

Comprising two ground floor lock-up shops benefitting from one car parking space each located in the rear secure gated car-park. The left-hand side premises has undergone a full fit out by Joe and the Juice to their recognisable specification. The right-hand side shop will be occupied by Barnes Pantry which have been trading for over 35 years.

Location

Situated on High Street, Cobham, Surrey which is a highly desirable affluent area which is anchored by Waitrose. Other local occupiers include Café Nero, Sainsburys Local, The Ivy, Costa, Gails, Barclays Bank, Space NK, Majestic Wines and other known brands. Cobham is 17 miles south west of London and 10 miles north east of Guildford. It is also a short drive away from the M25 making travel into London easily accessible.

Areas

23 High Street 1194 sq ft (111 sq m)
27 High Street 793 sq ft (73.6 sq m)

Tenants Profiles

Joe and the Juice is a Danish juice bar and coffee shop chain which currently has in excess of 300 stores worldwide and revenues in excess of \$170m with plans to continue their expansion.

Barnes Pantry

Barnes Pantry is more than a convenience store stocking a mixture of essentials and household names as well as offering a range of high quality and specialist products. A family owned business operating for over 35 years that cares deeply about the local community.

Tenancies

23 High Street

Let to Joe & The Juice UK Ltd for a term of 10 years commencing January 2023. at £75,000 pa exclusive. The lease is subject to an upward only rent review at the end of the 5th year. There is a tenant break option at the end of the 5th year upon providing 6 months notice and subject to payment of main rent only. The Lease is held within the Landlord & Tenant Act 1954. The tenant will receive a 6 month rent free period, to be taken as 3 months rent free from completion followed by 6 months at half rent. The rent will be paid monthly in advance.

27 High Street

Let to Easn Ltd t/as Barnes Pantry on a 10 year full repairing and insuring lease at £50,000 pa with an upward only rent review and a tenant only break in the 5th year.

Terms

Available on a new 999 year lease at a peppercorn ground rent.

Price

£1,900,000 (£1.9 million pounds)

Business Rates

Borough of Elmbridge - 23 High Street Rateable Value £63,000.
27 High Street Rateable value £52,000. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

EPC - Applied for.

Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.





CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS











These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

GDPR

General Regulations (GDPR) took effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

Viewing

By appointment only via Sole Agents:

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info@claridges-commercial.co.uk
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Offices

17 Hanover Square
London W1S 1BN

Connaught House, Broomhill Road,
Woodford Green, Essex IG8 0XR