

COBHAM HIGH STREET 110 COVER RESTAURANT**FORMER 63rd & 1st (TGI'S) 22B HIGH STREET, COBHAM KT11 3EB**

- Fully fitted restaurant in affluent Surrey village
- Prime location on High Street – good footfall
- Extensive frontage / prominent situation
- 3,700 sq. ft / 110 covers on ground floor – restaurant closed
- Leasehold for a term expiring 2030 (inside the Act) rent £85k pa

Offers invited for the leasehold interest and trade contents

Subject to Contract - Sole Selling Agents

LONL706

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Location

Cobham is an affluent large Surrey village in the Borough of Elmbridge about 17 miles SW of central London on the River Mole. It has a busy High Street and is popular with commuters to London - population of around 9,700.

The premises are situated at the centre of the High Street in the heart of the main shopping and dining area. The restaurant is approx. 15-20 minutes' walk to Cobham & Stoke d'Abernethy station which is situated on the South Western Railway. Trains to London Waterloo take approx. 45 minutes. Cobham benefits from excellent motorway links being close to the A3/M25.

Many restaurants and cafes nearby including: The Ivy, Coppa Club, Gail's, Pizza Express, Kinjo, Caffè Nero and many independents.

A location plan is below.

[Link to Street View](#)

Description (lease plans below)

Forms part of the ground and first floors. Offices above do not form part of the demise. The restaurant is now closed and not trading.

The restaurant is fitted out to an extremely high standard.

Accommodation (refer to plan on premises licence attached)

Fully fitted bar restaurant, providing some 110 covers. Bar server to right hand side, substantial fully fitted trade kitchen to rear with mechanical extraction. Customer toilets to far rear left and corner. Wheelchair friendly WC. Rear access.

Gross Internal Areas (not measured but detailed on VOA areas as below)

Ground Floor	3,300 sq ft
First Floor	400 sq ft
Total	3,700 sq ft

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Tenure

Original tenant Thursdays (UK) Limited. Held leasehold for a term of 10 years from 29th September 2020 at a passing rent of £85,000 per annum, subject to RPI increases capped and collared at 1.5% - 3.5% respectively.

User: high class licensed restaurant within Class A3 of the Town and Country Planning (Use Classes) Order 1987, including ancillary takeaway, delivery, and "click & collect" services. No Break Clause. Lease is inside the Landlord & Tenant Act 1954 (Part II).

Licensing

The property is licensed to sell alcohol between the hours of 11:00am-Midnight Monday to Saturday and 11:00am-22:30pm Sunday.

Planning

The property is neither listed nor in a conservation area.

Rating Assessment

Listed as 'Restaurant & Premises' with a rateable value of £77,000 with effect from 1st April 2023.

EPC – available upon request.

Exclusions

All loose and fixed furniture and equipment to be included.

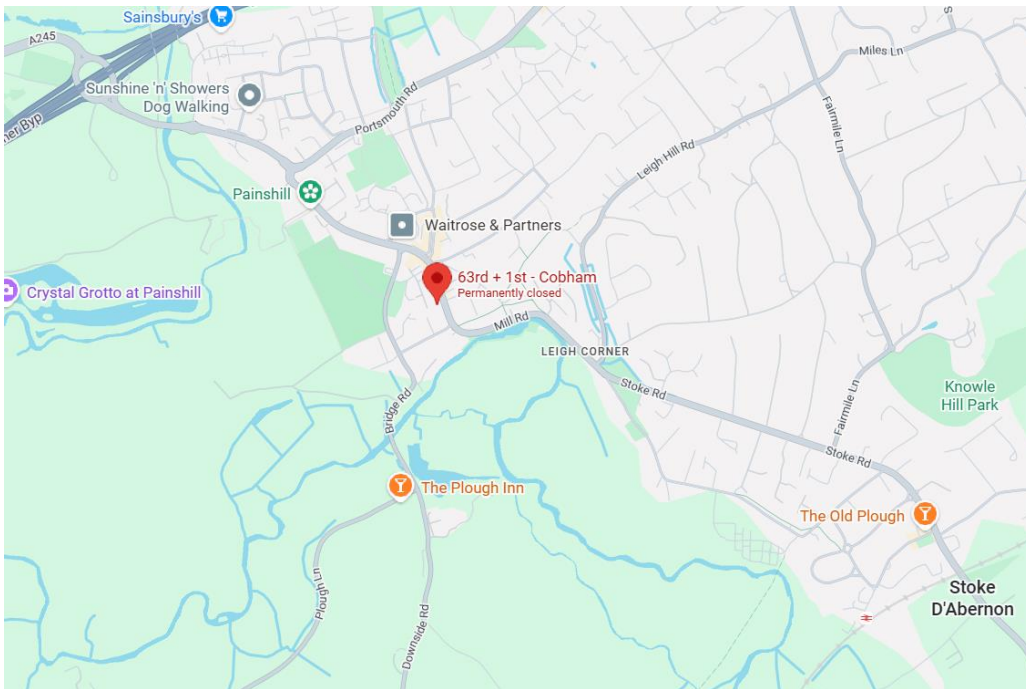
Money Laundering

Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Further Information & Viewings

For further information and to arrange an inspection, please contact Richard Negus on Tel: 07850 642808 or email: richard.negus@agg.uk.com

Location Plan - [Link to Location Map](#)



Google Maps. Not to scale - Provided for indicative purposes.



Plan 2

