



# GENIUS GROUP

Specialist in leisure & retail property since 1994

COBHAM RESTAURANT OPPORTUNITY  
E CLASS USE

LOCH FYNE, 17 PORTSMOUTH ROAD  
COBHAM, SURREY KT11 1JF



## Description

The property sits in a prominent position on Portsmouth Road (A245) in a largely populated residential area and is next to a Sainsbury's hypermarket and petrol station and close to Cobham village centre. Central London is approximately 21 miles with Heathrow Airport approximately 15 miles away.



The premises is arranged over ground and first floors with a plot size of approximately 0.6 acres. There is a trade car park to the rear, lined and spaced for 43 spaces with a trade garden area to one side. The property has been closed to trade for some time and requires complete refurbishment.

## Lease

A new full repairing and insuring lease for a term of 20 years to be agreed on free of tie terms with a guide rent of £95,000 pa subject to annual RPI increases and 5 yearly open market reviews.

## Licence

Monday to Thursday	11.00am – 11.30pm
Friday to Saturday	11.00am – 00.30am
Sunday	10.00am – 11.00pm

## Further Information

An EPC has been commissioned and can be made available on request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.



Viewing is strictly by prior appointment with Genius1Group:

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