



Rent £19,500 Per annum

Size 840 Square feet

Ref #2803

Address

Address: 70 High Street

Postcode: KT10 9QS

Town: Esher

Area: Surrey

Location

The property enjoys an elevated position on the High Street close to the junction with Church St.

Description

Offering an open plan layout the shop has, until recently, been occupied by a letting agency and will lend itself to any similar quasi office use, or alternatively retail (A1 use). Other uses will also be considered, but would require an application for change of use.

The approximate total floor area is 840 sq ft including a W.C. kitchen and lobby of 80 sq ft and basement of approximately 80 sq ft with 5'6" ceiling height. There is one allocated parking space in a gated rear car park with a rear access door to the shop from the car park also.

General Information

Tenure:	Leasehold
Rent:	£19,500 Per annum
Rent details:	Year 1 rent- rising thereafter.
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a R.V of £21,000, payable at the prevailing rate.
Lease details:	New lease for a term to be agreed.

Features

✓ A1 use ✓ A2 use ✓ Air Conditioning ✓ Demised parking

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



