



**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

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

## Features

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

## Property Map



## Important notice

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## 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.



