



**Price/premium** £325,000

**Size** 660 Square feet

**Ref** #2874

## Address

**Address:** 96 High Street

**Postcode:** KT10 9QJ

**Town:** Esher

**Area:** Surrey

## Location

The premises occupy a good trading location close to Waitrose. Other multiples in the town include Boots, Caffé Nero, Pizza Express and Everyman Cinema.

## Description

FREEHOLD Guide Price £325,000- Vacant possession of shop.

The shop boasts a light and airy retail space measuring approximately 432 sq ft. To the rear there is a fitting room, separated by a stud wall and two good sized stock rooms, kitchenette and two WC's.

The unit should suit a variety of different uses within the new E use class.

Alternatively the shop can be rented by way of a lease assignment for the remaining term, expiring 21st November 2024- lease drafted outside The Landlord & Tenant Act 1954. The passing rent is £18,000 p.a.

Viewings by appointment only through us please.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£325,000
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a R.V of £19,000, payable at the prevailing rate.

## Features

- ✓ A1 use
- ✓ Parking close by
- ✓ Immediately available
- ✓ Town centre location
- ✓ A2 use
- ✓ A3 use
- ✓ B1 use
- ✓ D1 use

## Property Map



## Important notice

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