



**Rent** £55,000 Per annum

**Size** 1,430 Square feet

**Ref** #3045

## Address

**Address:** 3 High St

**Postcode:** KT10 9RL

**Town:** Esher

**Area:** Surrey

## Location

Prime High Street location, close to the large public car park, Everyman Cinema and Sandown Park Racecourse. Esher comprises a good range of independent and chain retailers, salons and restaurants including Waitrose, Good Earth, Giggling Squid, Headmasters, Boots, Caffè Nero, Tesco Express, Cote, Farrow & Ball and Pizza Express. The mainline station is a 10/15 minute walk away.

## Description

Shop to let on new lease.

Commencing rent £55,000 p.a.

The shop benefits from a very wide frontage and a great trading location close to the public car park and just across the road from the Everyman Cinema. We believe Costa previously paid a license fee to the council for the use of the forecourt area for seating.

The unit measures approximately 1430 sq ft, which is all retail space, save for a kitchen/stock room of 185 sq ft. There is one male/female W.C. and one disabled W.C.

The E use class encompasses the former A1, A2, A3, D1 and B1 uses, so that the premises should suit a wide variety of businesses.

EPC band B.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£55,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA states a rateable value of £50,000 payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ Close to many multiples
- ✓ Corner position
- ✓ Excellent trading location
- ✓ Parking close by
- ✓ Prime pitch
- ✓ Visually prominent

## 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.



