



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

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

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 £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



