



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, Caffe 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

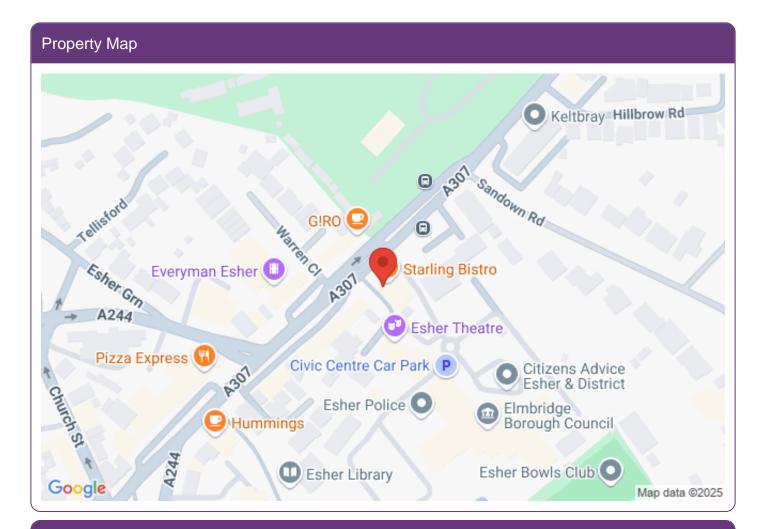
prevailing rate.

**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



## Important notice

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#### **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.



















