



Rent £50,000 Per annum

Size 881 Square feet

Ref #3187

# Address

**Address:** 5 High Street **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

Well presented ground floor retail unit available to let on a new lease.

The ground floor measures a total of 748 sq ft and has a return frontage onto King George's Walk as well as the main frontage onto Esher High Street. The unit also benefits from a small mezzanine level measuring approximately 133 sq ft.

The property should suit a variety of different uses under the E use class.

Early viewings recommended.

EPC Rating B.

#### General Information

Tenure: Leasehold

Rent: £50,000 Per annum

**Legal fees:** Both parties to be borne by the ingoing tenant/purchaser

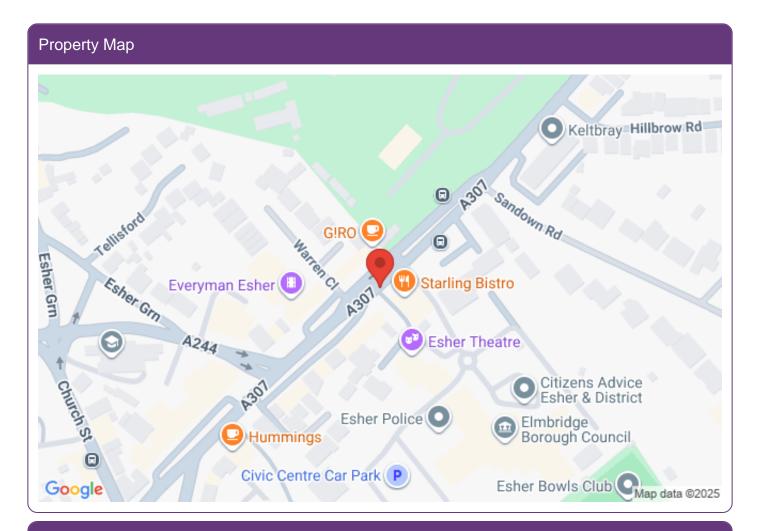
Rateable value: The VOA states a rateable value of £21,000 payable at the

prevailing rate.

**Lease details:** New FRI lease for a term to be agreed

### **Features**

✓ High street location ✓ Prime pitch ✓ Public car park nearby



# 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.































