



**Rent** £25,000 Per annum

**Size** 600 Square feet

**Ref** #3223

## Address

**Address:** 6 Esher Park Avenue

**Postcode:** KT10 9NP

**Town:** Esher

**Area:** Surrey

## Location

Town centre location. Esher is an affluent town and home to Sandown Park Racecourse. Waitrose is close by as are numerous popular restaurants/bars etc.

## Description

Ground floor to let suitable for a variety of uses. Currently E use class with a cosmetic Doctor currently occupying the first floor.

The area measures 600 sq ft to include reception, two consulting rooms, a toilet and kitchenette.

Access is via a communal hallway.

Three allocated parking spaces and parking is also available on Esher Park Avenue (2 hours.)

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£25,000 Per annum
<b>Legal fees:</b>	Each party to bear their own
<b>Lease details:</b>	New 12 month license or longer lease available

## Features

- ✓ Allocated parking
- ✓ Parking close by

## 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 £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

