



**Price/premium** £335,000

**Size** 700 Square feet

**Ref #** 3234

#### Address

**Address:** 96 High Street

**Postcode:** KT10 9QJ

**Town:** Esher

**Area:** Surrey

#### Location

The premises occupy a good trading location close to Waitrose ands Cote. Other multiples in the town include Boots, Caffé Nero, Pizza Express and Everyman Cinema.

## Description

Freehold shop investment- business unaffected.

Guide price £335,000.

The shop has been refurbished by the Tenant to a very high standard.

The property measures approximately 700sq ft with it mostly being open plan apart from a separate beauty room, W.C and staff room with office to the rear. There is an emergency fire escape at the back of the property.

The current income is £19,000 p.a. with a rent increasing to £21,000 p.a. in November 2026.

There is 9 months rent deposit lodged with half to be returned to the Tenant at the end of the 5th year on the basis set out within the rent deposit deed.

The upper flat, which spans above 96 and the adjacent shop is included within the freehold of the adjacent shop and has been sold on a long lease we understand.

EPC Band - C

Viewings by appointment only through us- please do not disturb the shop tenant.

## General Information

**Tenure:** Freehold

**Price/premium:** £335,000

**Legal fees:** Each party to bear their own

**Lease details:** 10 Year lease from November 2021 drafted within the Landlord and Tenant Act 1954. Rent - £19,000 years 1, 2 and 3, rising to £21,000 in years 4 and 5. Five year rent review.

## Features

✓ 'E' Use class      ✓ Fully let investment      ✓ High footfall      ✓ High street location

## Property Map



## Important notice

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