



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 and 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

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).



