



**Price/premium** £350,000

**Size** 900 Square feet

**Ref** #3372

## Address

**Address:** 12 Church Street

**Postcode:** KT10 8QS

**Town:** Esher

**Area:** Surrey

## Location

Between the High Street and The Green. Esher has a mix of national and long established independent shops, restaurants and supermarkets, as well as being home to Sandown Park Racecourse and Everyman Cinema. There is a regular train service from Esher station to Waterloo taking around 30 minutes.

## Description

Freehold Guide Price £350,000.

Freehold investment comprising a ground floor shop currently generating £25,000 p.a income, plus four flats currently producing £250 p.a. ground rent per flat. Two of the flats are owned by our client and can be available with vacant possession, if required. Leases are 125 years from 2015. There is a service charge of circa £1,100 p.a. per flat to include the ground rent, insurance etc.

The shop is let on a 10 year lease from 25th September 2020 to Polished Nails & Cocktails. The September 2025 rent review is pending and our client has already completed a certain amount of work on this.

The shop is well presented with a gross internal floor of circa 900 sq ft including a fitted Kitchen and W.C. A door from the kitchen leads to a side passage.

VAT is not payable in respect of the sale.

EPC commissioned.

Early viewings recommended.

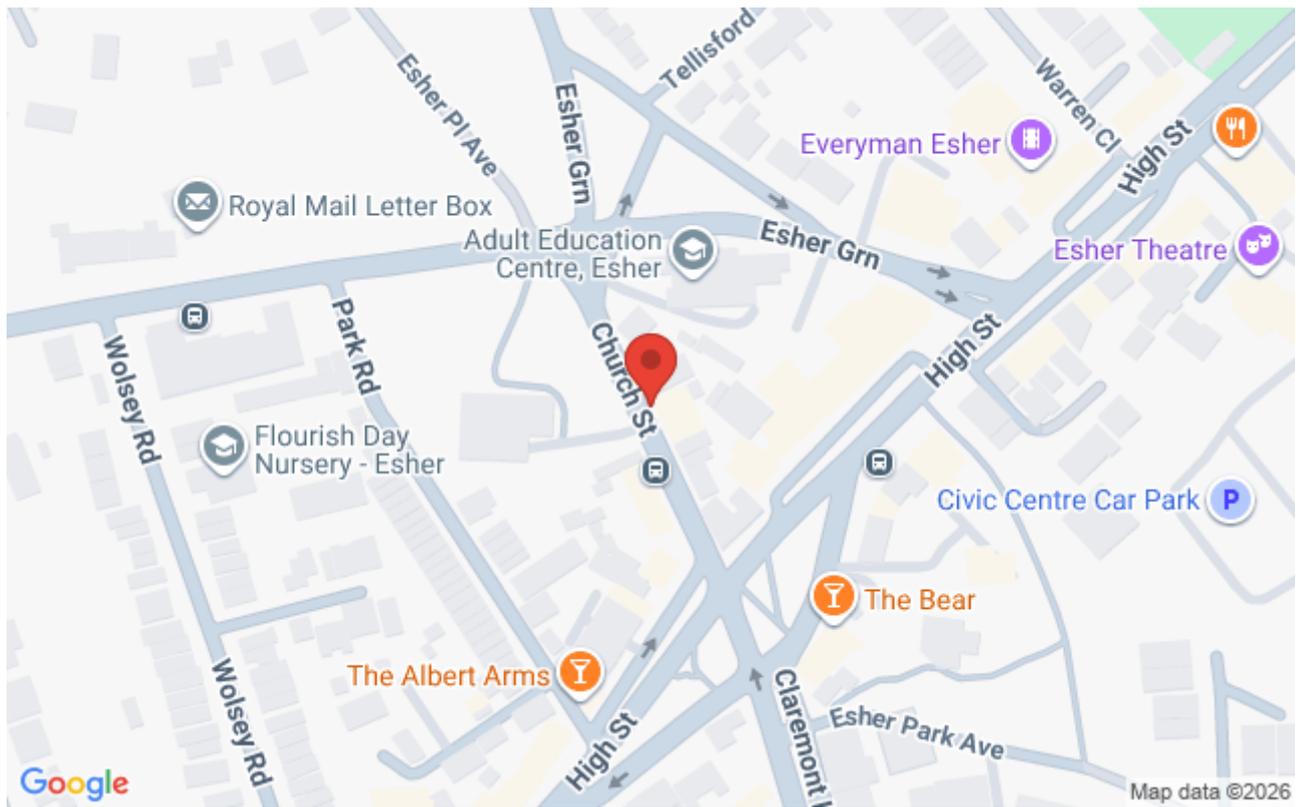
## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£350,000
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a RV of £19,000 from the 1st April 2026.
<b>Lease details:</b>	10 year lease from 25th September 2020 with 5 year Rent Review. Rent Review pending.

## Features

- ✓ Fully let investment
- ✓ Well presented
- ✓ Early viewing recommended
- ✓ Viewings by appointment only
- ✓ Freehold
- ✓ Town centre location

## Property Map



## Important notice

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