



Price/premium £375,000

Rent £30,000 Per annum

Size 988 Square feet

Ref #3377

Address

Address: 114-116 High St

Postcode: KT10 9QJ

Town: Esher

Area: Surrey

Location

Situated opposite Waitrose and close to Cote Brasserie. Esher benefits from a good mix of multiple and independent retailers, coffee shops and restaurants, along with Everyman Cinema and Sandown Park race course. The A3 is within close proximity and Esher Train Station is within walking distance.

Description

An excellent opportunity to rent or purchase a prominently positioned retail unit on the popular High Street in Esher, directly opposite Waitrose.

The premises comprise 637 sq ft at ground floor level and 351 sq ft on the first floor. Externally, there is parking to the right and rear of the property, providing space for approximately four cars.

The property falls under Use Class E, making it suitable for a wide variety of business uses. The guide commencing rent is £30,000 per annum (new lease for a term to be agreed). The freehold price for the shop and parking is £375,000.

To the rear, there is a separate Pilates studio held under a separate title, currently let at £12,000 per annum, which may also be made available to purchase by separate negotiation.

EPC Band - D.

Early viewings are highly recommended.

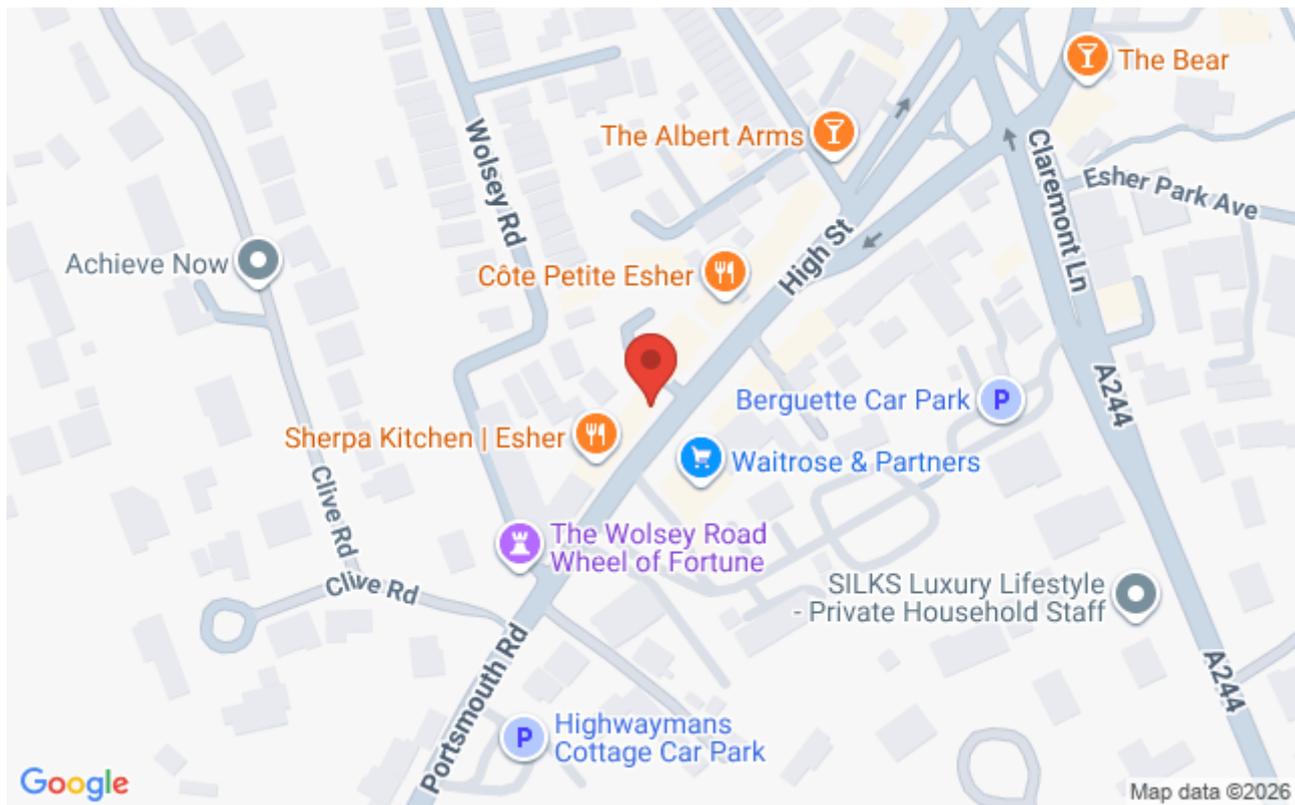
General Information

| | |
|------------------------|---|
| Tenure: | Leasehold |
| Price/premium: | £375,000 |
| Rent: | £30,000 Per annum |
| Legal fees: | Both parties to be borne by the ingoing tenant/purchaser |
| Rateable value: | The VOA website states a rateable value of £23,750, payable at the prevailing rate. |
| Lease details: | New FRI lease for a term to be agreed. |

Features

- ✓ 'E' Use class
- ✓ Allocated parking
- ✓ Freehold or Leasehold
- ✓ Favoured 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).

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.



