



**Rent** £25,500 Per annum

**Size** 900 Square feet

**Ref** #2694

## Address

**Address:** 12- 16 Church St

**Postcode:** KT10 8QS

**Town:** Esher

**Area:** Surrey

## Location

Between the High St & The Green. Esher has a mix of National and long established independent shops & restaurants as well as being home to Sandown Park Racecourse and an Everyman Cinema.

## Description

The shop is ready for occupation and benefits from a wide frontage of approximately 24'8". The gross internal floor area extends to circa 900 sq ft and there is well fitted Kitchen and W.C. A door from the kitchen leads to a side passage. Our clients will be happy to consider alternative uses, subject to any necessary consents and the premises may, therefore, be suitable for A2, A3 or D1 uses.

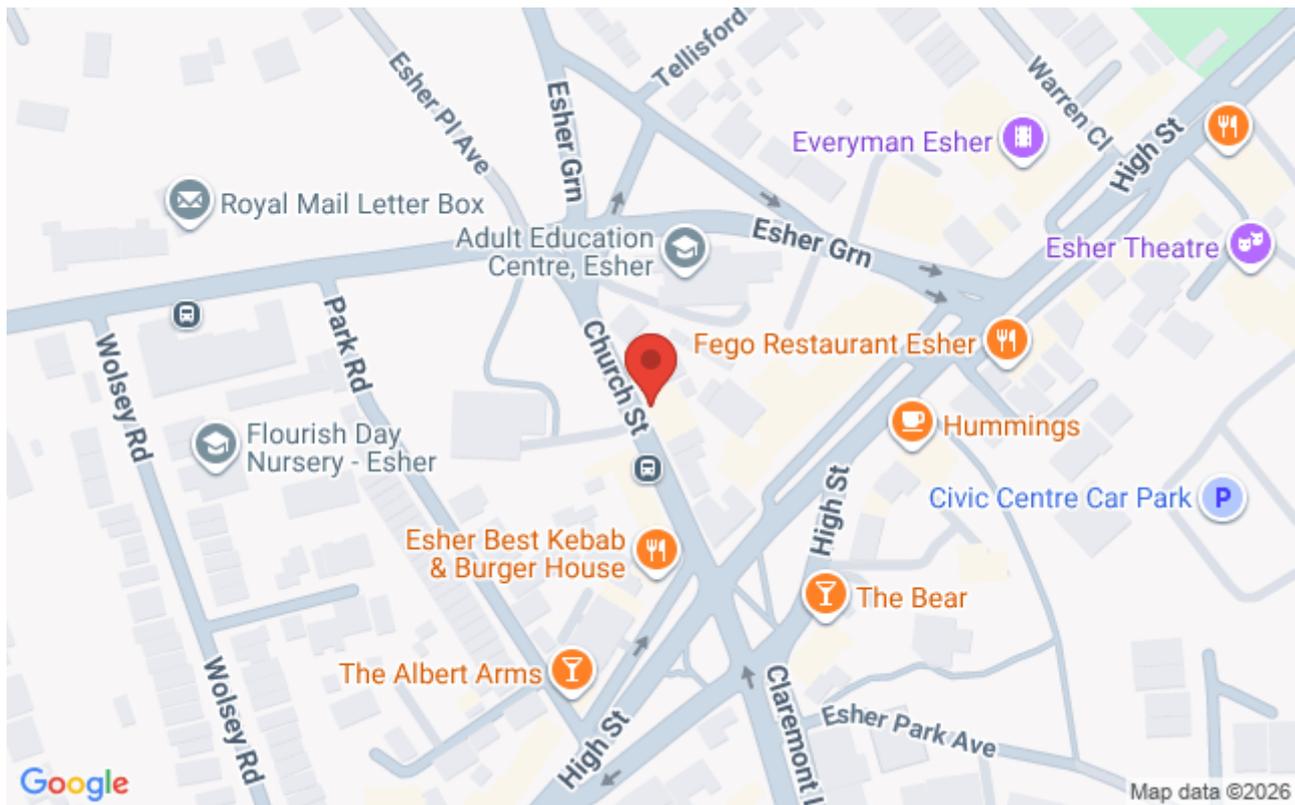
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£25,500 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a R.V of £21,500, payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ A1 use
- ✓ Double fronted
- ✓ May suit other uses STC
- ✓ Open plan

## 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.



