



**Rent** £20,000 Per annum + VAT

**Size** 450 Square feet

**Ref** #2837

## Address

**Address:** 77a High Street

**Postcode:** KT10 9QA

**Town:** Esher

**Area:** Surrey

## Location

The premises occupy a prime trading location close to Waitrose and Cote, other nearby multiple traders includes Boots, Café Nero, Pizza Express and Everyman cinema.

## Description

Immaculate retail premises/ office to let in the heart of Esher. On street parking outside (up to two hours) and close to large public car park.

May suit a variety of uses, subject to any necessary consents. Approximately 450 sq ft. EPC Rating C.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£20,000 Per annum + VAT
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Lease details:</b>	New lease for a term to be agreed

## Features

- ✓ A1 use
- ✓ High footfall
- ✓ On street parking

## 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.

