



**Price/premium** £37,500

**Rent** £40,000 Per annum

**Size** 1,330 Square feet

**Ref** #2902

## Address

**Address:** 10 High Street

**Postcode:** KT10 9RT

**Town:** Esher

**Area:** Surrey

## Location

Fabulous High Street location close to Everyman Cinema and Sandown Park Racecourse. There is a large public car park opposite and Esher has a good mix of multiple and independent shops, cafe's and restaurants.

## Description

Leasehold Guide Price £37,500, to include the majority of the fixtures, fittings and equipment.

A truly charming restaurant that has been recently refurbished by the current owners to a very high standard.

The property is arranged over three floors with the Kitchen and customer toilets being located on the first floor- there is a dumb waiter.

The ground floor features an attractive service bar and concertina shop front with covers for 38- A few tables are set to the front of the restaurant also in good weather. There is an external rear door providing access to two parking spaces.

The first floor Kitchen is superbly fitted with extraction, safety flooring, hygiene clad walls, stainless steel work surfaces and a good inventory of equipment. There is a separate wash up/prep area also. The customer toilets are located on the first floor and there is a second external rear door .

The second floor is arranged to provide to provide an office, staff room and preparation room with dry stores off.

Two reverse air conditioning units are fitted.

The usual Director's guarantees will be required by the Landlords if the assignee is a Limited Co and there is currently a rent deposit lodged that will need to be replaced in the sum of £10,000.00.

Viewings strictly by appointment only. Please do not disturb staff members.

## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£37,500
<b>Rent:</b>	£40,000 Per annum
<b>Rent details:</b>	Payable quarterly in advance- exclusive of VAT, if applicable.
<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 £27,000- payable at the prevailing rate.
<b>Lease details:</b>	15 Year lease from 21st November 2014 with five yearly rent reviews.
<b>Trading hours:</b>	Monday and Tuesday closed. Wednesday - Saturday 10.00 - 22.00. Sunday 10.00 - 15.00. Please note that these hours may have been changed due to the pandemic.
<b>Years established:</b>	3.
<b>Employees:</b>	There are currently 4 members of staff.

## Features

- ✓ A3 use
- ✓ Air Conditioning
- ✓ Alcohol license
- ✓ Beautifully presented throughout
- ✓ Close to many multiples
- ✓ Excellent trading location
- ✓ Turnkey opportunity
- ✓ Parking close by

## 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.





