



Price/premium £1,000,000

Size 1,929 Square feet

Ref #2956

Address

Address: 2 High Street

Postcode: KT10 9RT

Town: Esher

Area: Surrey

Location

Located at the northern end of Esher High Street adjacent to Sandown Park Race course. Nearby businesses include Costa, Everyman Cinema, Pizza Express, Boots, Good Earth and Tesco express.

Description

Fully let freehold commercial/residential investment for sale. Business Unaffected.

Guide Price £1,000,000.

The property comprises a shop of approximately 1,060 sq ft and self contained two floor flat over, with access via an external rear staircase. There are two parking spaces to the rear also. Floor plans have been provided.

The shop is let to Ride With Mates Ltd and has traded as a busy cyclists Cafe for some 8 years. There is a Director's Guarantee.

The flat is arranged over two floors and comprises two double bedrooms, large lounge, kitchen and bathroom. It is approached via an external rear staircase to a terrace area and is let on an AST agreement.

Total current rental income from the investment is £49,800 p.a.

Shop EPC band - C

Flat EPC band - D

General Information

| | |
|------------------------|--|
| Tenure: | Freehold |
| Price/premium: | £1,000,000 |
| Rent details: | Shop - £36,000 p.a. Flat £1,150 pcm. |
| Legal fees: | Each party to bear their own |
| Rateable value: | The VOA website states a rateable value of £29,250 p.a. (shop). |
| Lease details: | Shop let on F.R.I. lease drafted inside the Landlord and Tenant Act 1954, commencing 25th November 2020 and expiring 17th July 2026. Rent Review 18th July 2021 (outstanding). The flat is let on AST agreement. |

Features

✓ Favoured location ✓ Freehold ✓ Mixed use investment

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