



**Price/premium** £1,550,000

**Size** 3,600 Square feet

**Ref** #2988

## Address

**Town:** Esher

**Area:** Surrey

## Location

Situated between the High Street and The Green. Esher has a good mix of National and long established independent shops, restaurants and cafe's, as well as being home to Sandown Park Racecourse and Everyman Cinema.

## Description

Freehold Guide Price £1,550,000.

The property comprises a former bar with large courtyard and annex building, all with vacant possession, plus a shop with upper part (No 10, The Hair Gallery) let at £20,000 p.a.

The bar premises (No 6-8) comprise ground floor bar/seating area measuring approximately 1000 sq ft with doors leading to a large outdoor terrace area measuring approximately 1000 sq ft with patio heaters, fixed BBQ unit and large storage area. To the rear of the terrace there is the added benefit of a separate annex (10a Church St), which could be used as an office or additional storage. The annex measures approximately 350 sq ft gross and comprises two separate rooms, WC, kitchenette and has air conditioning. There is also a separate shed to the rear of the annex. The first floor would suit a private dining/ bar area and measures approximately 900 sq ft including a kitchen area.

The unit previously benefited from a late night license, which we believe is no longer in place (please rely on your own enquires of the council). The property may also suit a variety of other uses, subject to any necessary consents.

No 10 comprises a shop with upper ancillary accommodation, which is let. The VOA website states a total floor area of approximately 1340 sq ft (not inspected by us). We are advised the lease is FRI and for a term of 10 years from 25th March 2021 at a current rent of £20,000 p.a.

EPC Rating C (6-8 Church St).

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£1,550,000
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	6-8 Church St £32,500. 10 Church St £24,500. 10a Church St £6,200.

## Features

- ✓ Courtyard
- ✓ Excellent trading location
- ✓ Immediately available
- ✓ Outside seating
- ✓ Two storey

## Important notice

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