



Rent £29,500 Per annum

Size 1,078 Square feet

Ref #3036

# Address

**Address:** 100, High Street **Postcode:** KT10 9QJ

Town: Esher Area: Surrey

# Location

Situated adjacent to Cote & very close to Waitrose. Esher benefits from a good mix of major and smaller independent retailers, coffee shops and restaurants, along with Everyman Cinema and Sandown Park race course- Recent additions include Fego, Gails Bakery and Lark. The A3 is within close proximity and Esher Train Station is within walking distance.

# Description

The premises are attractively presented and arranged over ground, lower ground and basement levels, measuring approximately 1078 sq ft- Please see attached plan. The W.C. and kitchenette are located in the basement and there are full width glazed doors from the lower ground floor to a small patio/ fire escape.

A new lease is available and the premises should suit multiple uses falling within the E use class.

Early viewings are recommended-please call 020 7117 2526.

EPC Band B.

### General Information

Tenure: Leasehold

Rent: £29,500 Per annum

**Legal fees:** Both parties to be borne by the ingoing tenant/purchaser

Rateable value: The VOA website states a rateable value of £17,500, payable

at the prevailing rate.

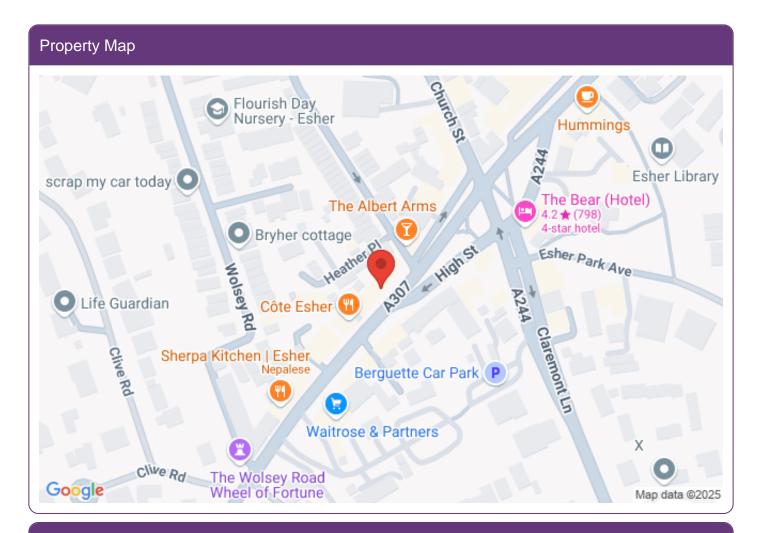
Lease details: New 10 year lease with 3 yearly Rent Reviews. Lease to be

drafted outside the Landlord and Tenant Act 1954.

#### **Features**

✓ 'E' Use class 
✓ Early viewing recommended 
✓ Fantastic location

Nicely presented Town centre location Turnkey opportunity



### Important notice

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### **Tenant Fees**

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.









