



**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

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£29,500 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a rateable value of £17,500, payable at the prevailing rate.
<b>Lease details:</b>	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

## 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.















