# franklincommercial

## 020 7117 2526



Price/premium £690,000

Rent £60,000 Per annum

Size 3,790 Square feet

Ref #3101

## Address

Address: Unit B, 110 High Street Postcode: KT10 9QJ Town: Esher

Area: Surrey

## Location

Situated two doors away from Cote Brasserie & very close to Waitrose. Esher benefits from a good mix of multiple and independent retailers, coffee shops and restaurants, along with Everyman Cinema and Sandown Park race course. The A3 is within close proximity and Esher Train Station is within walking distance.

### Description

#### Now vacant.

Guide price £690,000 +VAT- 999 year lease.

Alternatively a letting at a guide commencing rent of £60,000 p.a. for a new 10/15 year commercial lease will be considered. A six month rent deposit will be required and Director's Guarantees if the tenant is a Limited Comapny.

Town centre Bar/Restaurant unit providing a total floor area of circa 3,790 sq ft.

The premises are arranged over ground floor and basement. The ground floor measures approximately 2,000 sq ft with a further 1,790 sq ft to the basement, which accommodates a large kitchen and stores along with customer toilets. A dumb waiter is installed.

Thepremises benefit from ate licence from Thursday - Saturday.

EPC BAND - C

(Please note that there will be a covenant against the use of the premises as a kitchen

## **General Information**

Tenure:	Virtual Freehold
Price/premium:	£690,000
Rent:	£60,000 Per annum
Legal fees:	Not specified
Rateable value:	Under assessment - awaiting information from the VOA website.

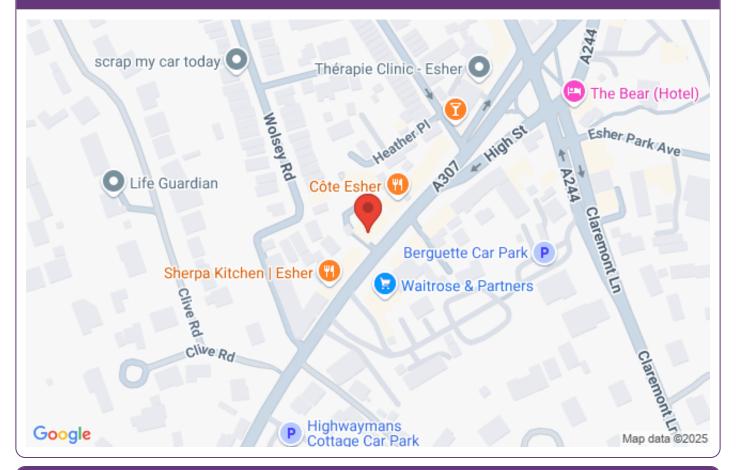
#### Features

Virtual freehold

✓ High Street location ✓ Outside seating

Viewings by appointment only

## **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).

