



**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 Company.

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.

The premises benefit from a late licence from Thursday - Saturday.

EPC BAND - C

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

## General Information

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

## Features

- ✔ Virtual freehold
- ✔ High Street location
- ✔ Outside seating
- ✔ Viewings by appointment only

## Property Map



## Important notice

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