# franklin



Rent £60,000 Per annum

Size 2,380 Square feet

Ref #3112

## Address

Address: 45 High Street Postcode: KT10 9RL

Town: Esher Area: Surrey

## Location

Prominent position in affluent Esher town centre with a good mix of retailers, cafes and restaurants. Other nearby occupiers include Boots, Giggling Squid, Pizza Express, Caffe Nero and Everyman Cinema.

# Description

#### Premium offers invited.

Turn-key opportunity to rent these restaurant premises arranged over ground and first floors.

The ground floor is well-presented and measures approximately 1700 sq ft. The fitted kitchen with servery and extraction is located to the rear of the ground floor where there is also some ancillary storage. Male and female WC's and staff facilities are located on the first floor which measures approximately 674 sq ft.

On street parking is available and the large public car park at the Civic Centre is close by.

EPC Rating D.

Early viewings highly recommended.

(All measurements supplied to Franklin Commercial and have not yet been verified.)

## General Information

Tenure: Leasehold

Rent: £60,000 Per annum

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

Rateable value: The VOA website states a rateable value of £53,000 payable at

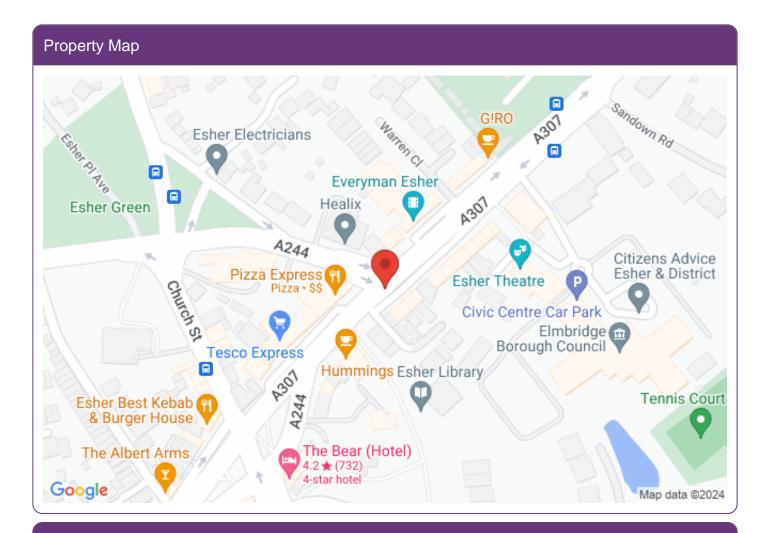
the prevailing rate.

**Lease details:** New lease for a term to be agreed

## **Features**

Extraction
Fitted catering kitchen
High street location
On street parking

✓ Public car park nearby
✓ Turnkey opportunity
✓ Well presented



# 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 £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

