



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, Caffè 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

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

