



**Rent** £50,000 Per annum

**Size** 881 Square feet

**Ref** #3187

## Address

**Address:** 5 High Street

**Postcode:** KT10 9RL

**Town:** Esher

**Area:** Surrey

## Location

Prime High Street location, close to the large public car park, Everyman Cinema and Sandown Park Racecourse. Esher comprises a good range of independent and chain retailers, salons and restaurants including Waitrose, Good Earth, Giggling Squid, Headmasters, Boots, Caffè Nero, Tesco Express, Cote, Farrow & Ball and Pizza Express. The mainline station is a 10/15 minute walk away.

## Description

Well presented ground floor retail unit available to let on a new lease.

The ground floor measures a total of 748 sq ft and has a return frontage onto King George's Walk as well as the main frontage onto Esher High Street. The unit also benefits from a small mezzanine level measuring approximately 133 sq ft.

The property should suit a variety of different uses under the E use class.

Early viewings recommended.

EPC Rating B.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£50,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA states a rateable value of £21,000 payable at the prevailing rate.
<b>Lease details:</b>	New FRI lease for a term to be agreed

## Features

- ✓ High street location
- ✓ Prime pitch
- ✓ Public car park nearby

## Property Map



## Important notice

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## 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.







