





**Rent** £40,000 Per annum

**Size** 800 Square feet

**Ref** #3205

## Address

**Address:** 29 High Street

**Postcode:** KT10 9RL

**Town:** Esher

**Area:** Surrey

## Location

Prominent location on Esher High Street with its good mix of retailers, cafes and restaurants. Nearby occupiers include Everyman cinema, Gails, Fego, Boots and Pizza Express

## Description

New lease available at £40,000 p.a. commencing rent.

Occupying a prime position in the High Street the unit measures approximately 800 sq ft. To the rear of the retail area there is an office, Kitchen and toilet.

There is rear access as well as parking for two vehicles.

On street parking is available on the road outside and there is a large public car park behind the unit at Esher Civic Centre.

Suitable for a variety of different uses under the E use class.

EPC rating C.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£40,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a R.V. of £26,000, payable at the prevailing rate.
<b>Lease details:</b>	New FRI lease for a term to be agreed

## Features

- ✓ 'E' Use class
- ✓ Allocated parking
- ✓ Densely populated area
- ✓ High street location
- ✓ On street parking
- ✓ Parking close by

## 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.







