



**Price/premium** £1,080,000

**Ref** #3376

## Address

**Address:** 12-14 Church Street

**Postcode:** KT10 8QS

**Town:** Esher

**Area:** Surrey

## Location

Situated between the High Street and The Green. Esher has a mix of national and long established independent shops, restaurants and supermarkets, as well as being home to Sandown Park Racecourse and Everyman Cinema. There is a regular train service from Esher station to Waterloo taking around 30 minutes.

## Description

Freehold Guide Price £1,080,000.

A freehold investment comprising a ground floor shop unit, which is let, and four flats. Two of the flats are sold on long leases and two are offered with vacant possession- Flat 1 comprises two bedrooms, kitchen/reception room and bathroom/toilet (advised area of approx' 630 sq ft) and Flat 2 comprises one bedroom, kitchen/reception room and bathroom/toilet (advised area of approx' 560 sq ft). Both vacant flats are first floor and Flat 1 has consent to create a roof terrace on the flat roof to the rear.

The flat leases are 125 years from 2015 and the current ground rents are £250 p.a. per flat until 1<sup>st</sup> January 2040 and then doubling on each twenty fifth anniversary of the commencement of the term. There is a service charge of circa £1,100 p.a. per flat to include the ground rent, insurance etc.

The shop is let at £25,000 p.a. on a 10 year lease from 25th September 2020 to Polished Nails & Cocktails. The September 2025 rent review is pending and our client has already completed a certain amount of work on this.

The shop is well presented with a gross internal floor of circa 900 sq ft including a fitted Kitchen and W.C. A door from the kitchen leads to a side passage.

VAT is not payable in respect of the sale.

EPCs commissioned.

Early viewings recommended- by appointment only. Please do not disturb the tenant.

## General Information

|                       |                              |
|-----------------------|------------------------------|
| <b>Tenure:</b>        | Freehold                     |
| <b>Price/premium:</b> | £1,080,000                   |
| <b>Legal fees:</b>    | Each party to bear their own |

## Features

- ✓ Freehold
- ✓ Early viewing recommended
- ✓ Town centre location
- ✓ Viewings by appointment only

## Property Map



## Important notice

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