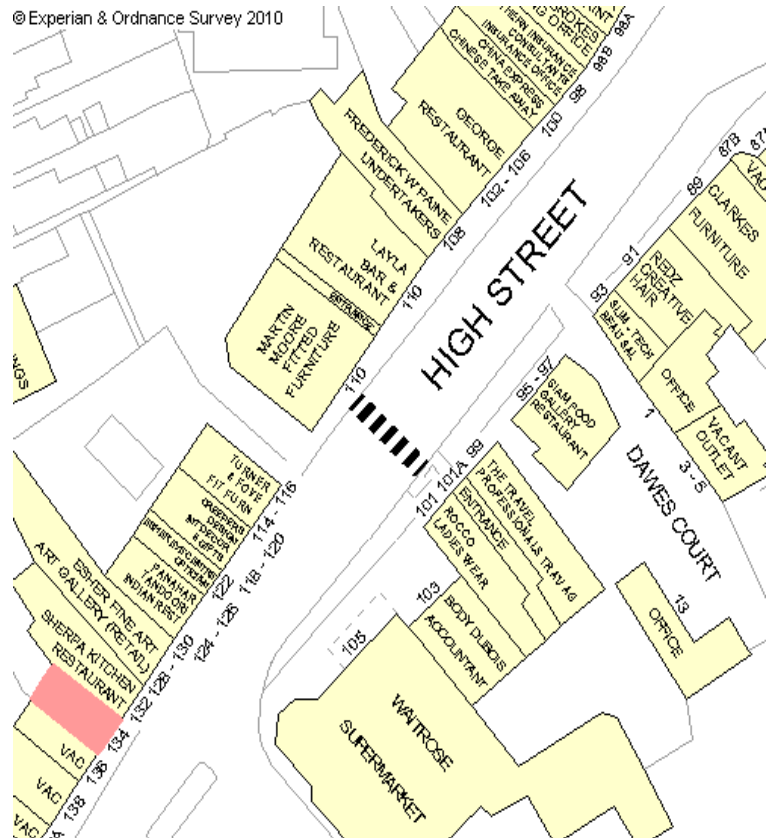


## Esher - 134 High Street

A1/A2 RETAIL UNIT  
TO LET OR AVAILABLE FREEHOLD  
Ground Floor 463 sq ft.

Opposite Waitrose and adjacent to Aga Couture and Sherpa Kitchen.



### Location

Esher is an attractive and affluent Surrey town with a population of some 23,000. The town is located 4 miles south-west of Kingston-upon-Thames, a short distance from the A3 dual carriageway which provides direct links to Central London and the M25 Motorway.

### Situation

The premises are situated at the Southern End immediately opposite Waitrose and adjacent to Aga Couture and Sherpa Kitchen. Other retailers in the vicinity include Neen Tree Dental Practice, Esher Eye Care, Panahar Tandoori, Esher Fine Art and Martin Moore and Company.

# Esher - 134 High Street

## Description

The premises comprise of a ground floor shop/office with ancillary office accommodation at basement level and form part of a four story terraced property. The premises have recently been extended and refurbished and the accommodation is now in a shell finish ready for fitting out.

## Accommodation

The property affords the following dimensions and floor areas:

### Ground

Office/Retail                      463 sq ft      43.01 sq m

### Basement

Office/Storage                      360 sq ft      33.44 sq m

## Lease

A new FRI lease for a term to be agreed providing for 5 yearly rent reviews.

## Rent

£20,000 p.a.x.

## Price

Offers invited in the region of £290,000 for the freehold interest with vacant the shop unit and subject to ground leases in respect of the residential uppers.

## Rates

The property is to be reassessed for rating purposes.

## Costs

Each party to bear their own.

## Inspection

Strictly by appointment via the joint agents:

Nick Downing  
Direct Dial      01483 454140      Email                      nick@downing-associates.co.uk

Or Franklin Commercial 0845 3903333

### MISREPRESENTATION ACT

These particulars are set out as a general online only for guidance of intended purchases. Measurements are approximate and for guidance only. The agents and vendor take no responsibility for any error, mistakes or omission in these details. These particulars do not constitute an offer contract and members of the agents firm have no authority to make any representation or warranty in relation to this property. All prices and rents are exclusive of rates service charge and VAT if applicable.