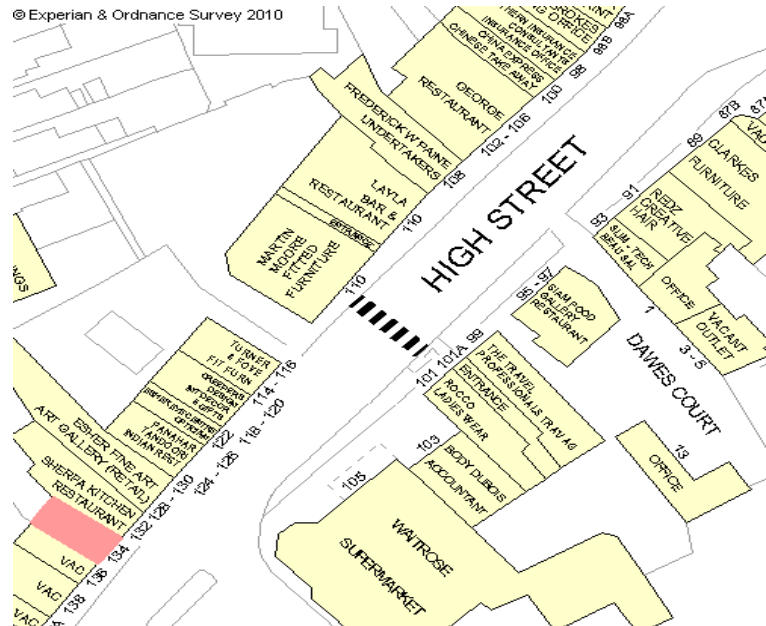


## Esher - 134 High Street



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### Investment Summary

- Affluent Surrey Town
- Opposite Waitrose adjacent to Aga Couture and Sherpa Kitchen with Moben, Ladbrokes, Neen Tree Dental Practice, Esher Eye Opticians and Martin Moore close by
- Newly refurbished
- Current Rent £20,000 p.a.x
- Offers in the region of **£255,000** invited
- Net Initial Yield of 7.5%
- Residential uppers let on 999 year ground lease but available to purchase if required.

# Esher - 134 High Street

## 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.

## Description

The premises comprise of a four storey retail terraced property providing a ground floor shop/office with ancillary accommodation at basement level with residential accommodation over.

The property is in the process of being refurbished extended and these works will be completed prior to purchase.

## Accommodation

The premises afford the following dimensions and floor areas:

### Ground

Office/Retail	463 sq ft	43.01	sq m
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### Basement

Office/Storage	360 sq ft	33.44	sq m
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## Tenure

Freehold

## Tenancies

The premises are let on an effectively full repairing lease for a term of 10 years to Messrs David Conran Barry Gavin and Ashley Best commencing on 21st October 2010, at **£20,000 p.a.x**, subject to an upward only rent review in the 5th year.

The lease provides for a tenants' only break in the 5th year with nine months prior notice.

The tenants are currently fitting out the premises and will trade as a carpet and flooring showroom.

The Residential Uppers which consist of two newly converted flats will be subject to a 999 year ground lease at a peppercorn rent. The flats are available for purchase, details on request.

## Proposal

We are seeking offers in the region of **£255,000** for the benefit of the freehold interest. This reflects a net initial yield of **7.49%** after costs of 4.75%.

## V.A.T

The property has not been elected for V.A.T and therefore V.A.T will not be payable on the purchase price.

## Further Information

Please contact sole agents :

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### MISREPRESENTATION ACT

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