

# RETAIL / OFFICE / CLINIC UNIT

## 380 SQ FT (34.3 SQ M) APPROX

# TO LET



### LOCATION

Esher is an affluent commuter town approximately 15 miles south west of central London and benefits from excellent transport links with the A3 providing access to London and junction 10 of the M25.

The premises are prominently situated on the High Street, A307, in a busy parade of shops opposite the Civic Centre and Costa café, adjacent to the Sandown Park Racecourse car park.

Neighbouring occupiers include Café Giro, Bernard Boutique, Castelnau Tile Studio and The Good Earth.

For a map of this location visit [bing.com/maps](http://bing.com/maps) and enter KT10 9RT



## 8A HIGH STREET, ESHER, SURREY KT10 9RT

## DESCRIPTION

The property comprises a self-contained ground floor retail unit with a rectangular sales area. Behind this is a toilet and kitchen with a rear access door.

The unit currently has a marble effect tiled floor with track spot lighting, and until recently, was used as a beauty spa.

## ACCOMMODATION

	Sq ft	Sq M
Sales Area	333	30.9
Kitchen	47	4.4
<b>Total</b>	<b>380</b>	<b>34.3</b>

Maximum Shop Depth	39' 2"	11.94m
Maximum Shop Width	8' 4"	2.55m
Gross Frontage	9' 10"	3.02m

## USE

The premises now fall within the new Class E planning use so are suitable for retail, office and clinic uses.



## LEASE TERMS

The unit is available on a new full repairing and insuring lease for a term to be agreed.

## RENT

£14,500 per annum exclusive.

## BUSINESS RATES

Rateable Value	£12,250
Rates Payable (2020/21)	£6,112.75

We strongly recommend you verify these figures with Elmbridge Borough Council.

## VAT

We are advised that the building is not currently elected for VAT.

## EPC

To be commissioned.

For viewings or further information please contact:

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