

PRIME RETAIL/RESTAURANT PREMISES
PROMINENT POSITION IN ESHER HIGH STREET
2,427 SQ FT (229 SQ M) APPROX

TO LET



43 HIGH STREET & REAR OF 41 HIGH STREET,
ESHER, SURREY KT10 9SQ



43 & REAR OF 41 HIGH STREET, ESHER, SURREY KT10 9SQ

LOCATION

Esher is an affluent Surrey town with Sandown Park Racecourse situated adjoining the town centre.

The property occupies a prominent position on Esher High Street, with an excellent footfall and the Civic Centre public car park located to the rear of this property, providing parking for 150 cars.

For a map of this location go to www.multimap.com
and enter KT10 9SQ

DESCRIPTION

The premises comprise a prominent ground floor 'L' shaped retail unit, ideal for a restaurant occupier, with an extensive glazed frontage incorporating an extended area to the rear, if required.

Nearby occupiers include **Boots, Costa, Barclays Bank, Knight Frank, Caffé Nero** and an **Everyman Cinema**.

There is a rear access and a double garage which could be made available by separate arrangement.

PLANNING

Under new planning changes the premises are now classified with an E use, suitable for retail or restaurant use.

ACCOMMODATION

	Sq Ft	Sq M
Ground 43 & 41 rear, High Street	2,427	229

TERMS

The premises are available on a new FRI lease for a term to be agreed.

RENT

Upon application.

VAT

We are advised that the premises are not elected for VAT.

EPC

Rating C(59)

BUSINESS RATES - based on 43 High Street only

Rateable Value £51,500

Rates Payable £26,368

Interested parties are advised to verify these figures with the local authority.

For viewings or further information please contact:

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