



**Price/premium** £900,000

**Size** 2,663 Square feet

**Ref** #3174

## Address

**Address:** 114-116 & 118-120 High Street

**Postcode:** KT10 9QJ

**Town:** Esher

**Area:** Surrey

## Location

Situated opposite Waitrose and close to Cote Brasserie. Esher benefits from a good mix of multiple and independent retailers, coffee shops and restaurants, along with Everyman Cinema and Sandown Park race course. The A3 is within close proximity and Esher Train Station is within walking distance.

## Description

Freehold Investment for sale- Guide Price £900,000. Total current income £63,000 p.a.

The investment comprises a pair of adjacent shops with ancillary upper parts, plus a rear building occupied by a pilates studio and a car park for 4 cars.

Floor areas;

114-116- Ground floor 637 sq ft. First floor 351 sq ft.

118-120- Ground floor 663 sq ft. First floor 364 sq ft.

Pilates studio (r/o 118-120)- 648 sq ft GIA.

Leases;

114-116- 5 year term from 2/11/22 with mutual break option on 2/11/25 at 3 months notice. £25,000 p.a. commencing rent with rent review 2/11/24.

Lease drafted inside the Landlord and Tenant Act 1954. Limited Co tenant with director's guarantees. £6,250 rent deposit lodged.

118-120- 10 year term from 5/10/23 with mutual break option on 5/10/29 at 6 months notice. £26,000 p.a. commencing rent with rent review 5/10/28.

Lease drafted outside the Landlord and Tenant Act 1954. Limited Co tenant. £13,000 rent deposit lodged.

Pilates studio- 5 year term from 8/1/18. £12,000 p.a. rent. Let to private individuals with £800 rent deposit lodged.

VAT- We understand the property is not elected for VAT.

Please only view by appointment and do not disturb the tenants.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£900,000
<b>Legal fees:</b>	Each party to bear their own

## Features

- ✓ Close to many multiples
- ✓ Freehold
- ✓ Fully let investment
- ✓ High street location
- ✓ Parking close by
- ✓ Viewings by appointment only
- ✓ Yard area

## Property Map



## Important notice

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