franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526

Price/premium £1,080,000 **Ref** #3376

Address

Address: 12-14 Church Street

Postcode: KT10 8QS

Town: Esher

Area: Surrey

Location

Situated between the High Street and The Green. Esher has a mix of national and long established independent shops, restaurants and supermarkets, as well as being home to Sandown Park Racecourse and Everyman Cinema. There is a regular train service from Esher station to Waterloo taking around 30 minutes.

Description

Freehold Guide Price £1,080,000.

A freehold investment comprising a ground floor shop unit, which is let, and four flats. Two of the flats are sold on long leases and two are offered with vacant possession- Flat 1 comprises two bedrooms, kitchen/reception room and bathroom/toilet (advised area of approx' 630 sq ft) and Flat 2 comprises one bedroom, kitchen/reception room and bathroom/toilet (advised area of approx' 560 sq ft). Both vacant flats are first floor and Flat 1 has consent to create a roof terrace on the flat roof to the rear.

The flat leases are 125 years from 2015 and the current ground rents are £250 p.a. per flat until 1st January 2040 and then doubling on each twenty fifth anniversary of the commencement of the term. There is a service charge of circa £1,100 p.a. per flat to include the ground rent, insurance etc.

The shop is let at £25,000 p.a. on a 10 year lease from 25th September 2020 to Polished Nails & Cocktails. The September 2025 rent review is pending and our client has already completed a certain amount of work on this.

The shop is well presented with a gross internal floor of circa 900 sq ft including a fitted Kitchen and W.C. A door from the kitchen leads to a side passage.

VAT is not payable in respect of the sale.

EPCs commissioned.

Early viewings recommended- by appointment only. Please do not disturb the tenant.

General Information

Tenure:	Freehold
Price/premium:	£1,080,000
Legal fees:	Each party to bear their own

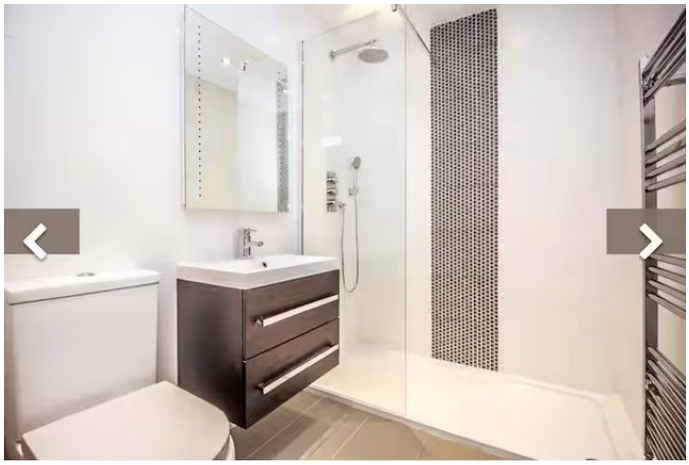
Features

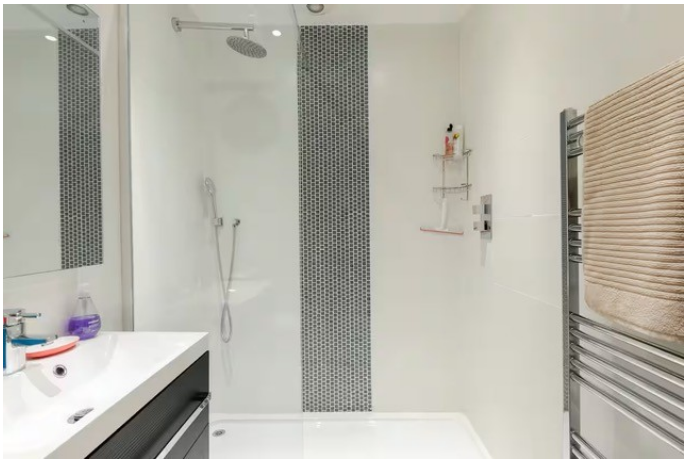
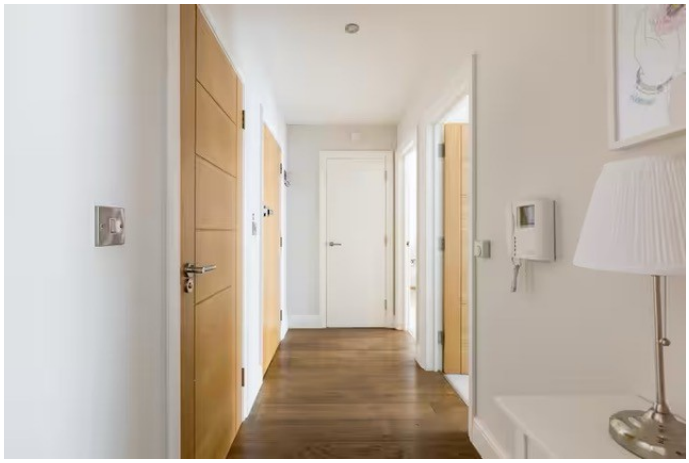
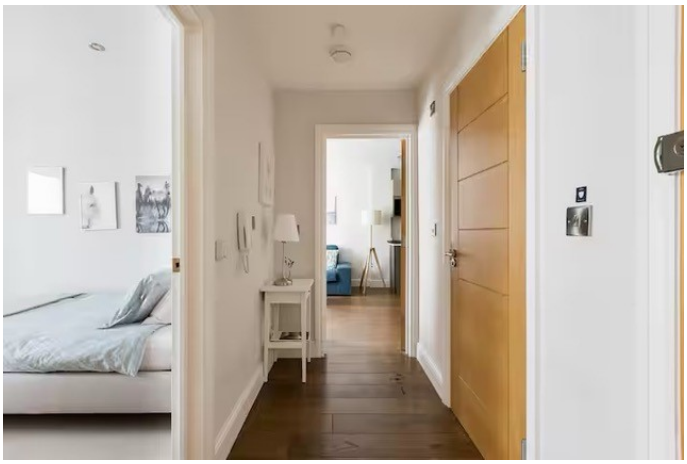
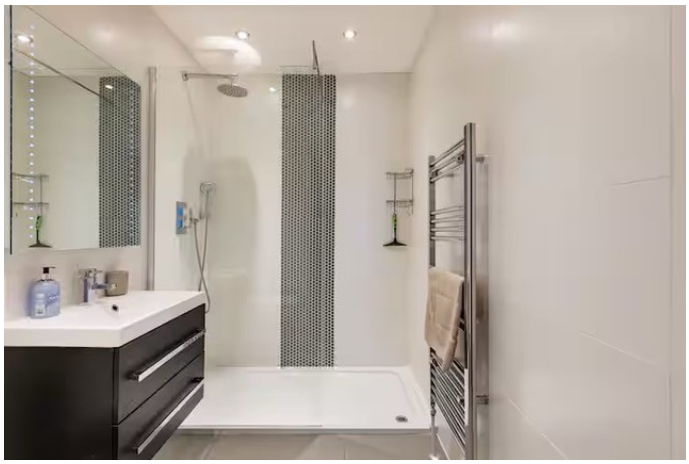
- Freehold
- Early viewing recommended
- Town centre location
- Viewings by appointment only

Property Map

Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).



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