

# PRIME UNIT TO LET

52-56 High Street, Esher, KT10 9QY

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London, W1S 2XF  
020 7182 7480  
www.fawcettmead.co.uk



Retail property expertise

- Prime trading location in affluent Surrey town
- Potential for various uses

## LOCATION

Esher is an affluent Surrey town located approximately 18 miles south west of Central London.

The subject property is situated in a prime high street location. Nearby occupiers include **Pizza Express**, **Zizzi**, **Caffe Nero**, **Giggling Squid** and **Everyman Cinema**.

## ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Gross Frontage:	12.28 m	40'3"
Gross Depth:	22.45 m	73'8"
Ground Floor Sales:	266 sq m	2,863 sq ft

## COSTS

Each party is to be responsible for their own professional costs incurred in the transaction

## RENT

£65,000 per annum exclusive of rates, service charge and VAT (if applicable).

## RATES

Rateable Value (18/19) TBC

Interested parties should verify these figures with Elmbridge Borough Council (01372 474 474).

## TENURE

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

## SPECIFICATION

The premises are handed over in their existing condition.



## INSPECTIONS

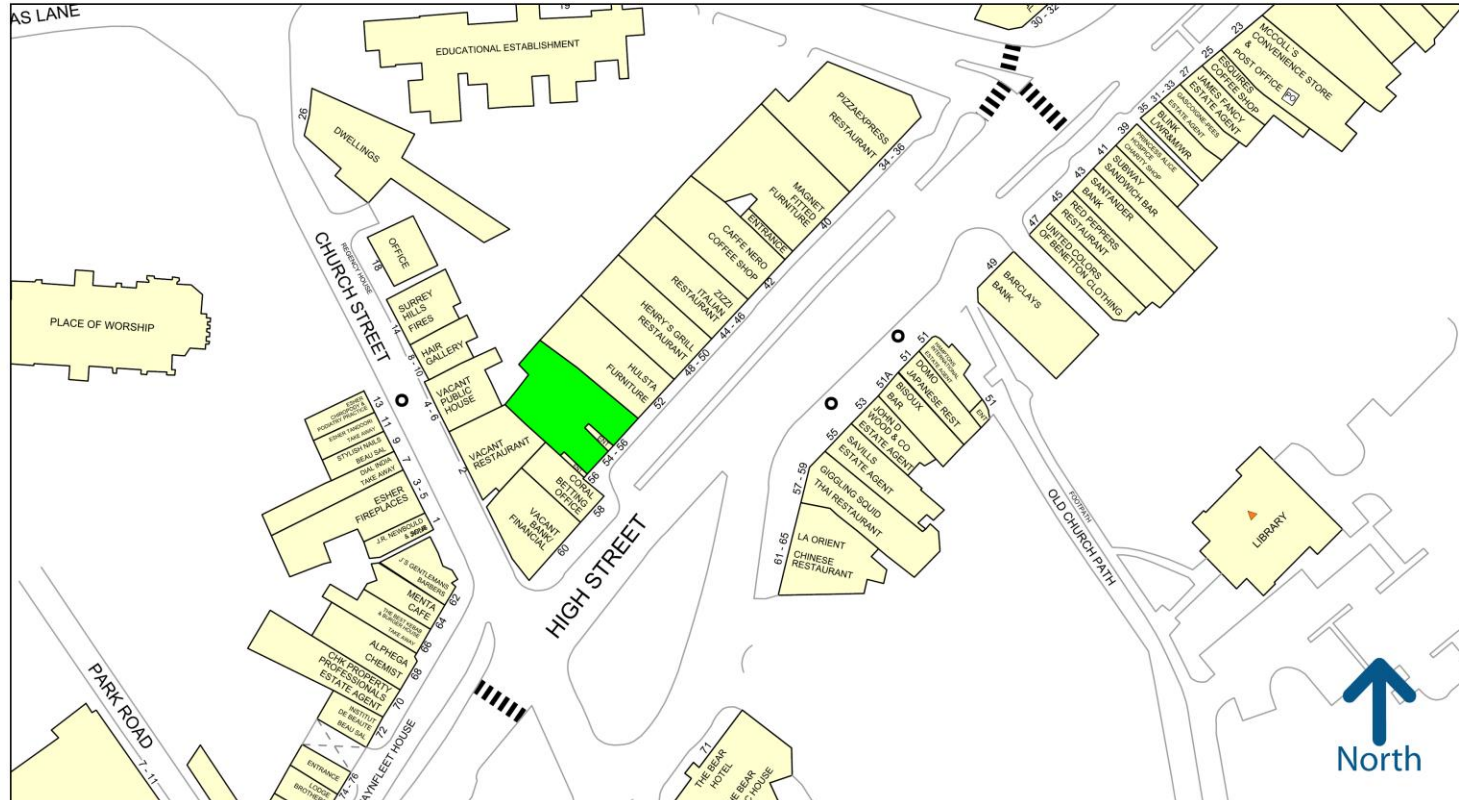
Viewing is strictly by appointment with:

**Nick Carvey**  
020 7182 7493  
nick@fawcettmead.co.uk

Subject to Contract



Esher



Experian Goad Plan Created: 17/04/2019  
Created By: Fawcettmead



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