

# PRIME RETAIL UNIT TO LET

# SNELLER COMMERCIAL

CHARTERED SURVEYORS

74.5 SQ. M (802 SQ. FT) APPROX.

29 HIGH STREET, ESHER, SURREY KT10 9RL



**Sneller Commercial**  
**Bridge House**  
**74 Broad Street**  
**Teddington**  
**TW11 8QT**

**020 8977 2204**

- **HIGHLY VISIBLE RETAIL POSITION**
- **AFFLUENT SURREY COMMUTER TOWN**
- **3/4 PARKING SPACES TO REAR**
- **VACANT POSSESSION**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

# 29 HIGH STREET, ESHER, SURREY KT10 9RL

## LOCATION

Esher is an attractive and affluent Surrey town located 4 miles south-west of Kingston upon Thames, a short distance of the A3 which provides direct links to Central London and the M25.

The property is situated on the south side of High Street, diagonally opposite its junction with Esher Green.

Occupiers close by include Boots, McColl's, Subway, Zizzi, Caffè Nero, Lloyds, Pizza Express and the Everyman Esher Cinema, whilst the Civic Centre car park is located to the rear.

## DESCRIPTION

A self contained retail unit, positioned within an established retail parade. Predominately open plan, with two separate office and internal storage.

Other amenities include toilet facilities, Kitchenette, and rear access with parking for up to 4 vehicles.

## ACCOMMODATION

The property has the following approximate net internal floor areas

|        |            |              |
|--------|------------|--------------|
| Retail | 802 sq. ft | (74.5 sq. m) |
|--------|------------|--------------|

## TENURE

The current Lease is due to expire 24th August 2024. However, a new Lease could be made available direct from the Landlord, subject to Negotiation

## RENT

£45,300 per annum

## ENERGY PERFORMANCE RATING

Energy Rating: C (58).

## BUSINESS RATES.

2023 Rateable Value: £26,000

For confirmation of rates payable, please contact the business rates department of Elmbridge Borough Council.

**VIEWING** Strictly by appointment through Sole Agents.

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**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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