

FREEHOLD TOWN CENTRE BUILDING FOR SALE

41-43 High Street, Esher, Surrey, KT10 9SQ



LOCATION

Esher is an affluent and popular commuter town in Surrey, approximately 4 miles east of Weybridge, 5 miles south west of Kingston upon Thames and less than 15 miles south west of Central London.

Esher railway station is on the north eastern edge of the town centre providing journey times of 28 minutes to London Waterloo. There are multiple bus links accessible along the main crossroads of the town. The junctions to the A3 and the M3 motorway are within 5 miles of the centre of Esher.

SITUATION

The property occupies a prominent position on Esher High Street. The High Street provides the most direct route between the town centre and the railway station.

Nearby occupiers provide a mix of national and local retailers, including Costa, Pizza Express, Zizzi, Barclays, Hulsta Furniture and Everyman Cinemas.

The Civic Centre public car park is located to the rear of the property providing car parking for over 150 cars.

DESCRIPTION:

The subject property comprises an attractive period three storey building, fronting onto the High Street, comprising the Santander (43 High Street) unit which will be provided with vacant possession, and the adjoining tenanted Subway unit (41 High Street).

43 High Street comprises a largely open plan retail banking space, with a number of meeting rooms, ancillary space and kitchenette to the rear. The majority of partitions are non-structural, allowing for much larger sales space, subject to any incoming occupier's requirement.

Both units benefit from extensive glazed frontages, whilst 43 High Street also benefits from rear access and a double garage to the rear.

The first floor elements of 41-43 High Street include four separately demised residential flats which are sold off on long leaseholds. These elements are accessed via an entrance to the rear.

TENURE

Freehold

TENANICES

The front element of the ground floor at 41 High Street (shown in green on the GOAD) is currently let to Subway on a lease which expires 21 October 2029 at a rent of £28,692 per annum. This unit is subject to a rent review in October 2019.

The upper parts of 41-43 High Street include four flats which are sold off on long leaseholds as follows:

Unit	Start	Term	Rent	Comments
Flat 41A	25/04/94	99 yrs	£50 p.a.	Outstanding Rent Review
Flat 41B	01/11/89	154 yrs	£75 p.a.	Rent doubling every 25 yrs
Flat 43A	16/11/16	162 yrs	Nil	Peppercorn
Flat 43B	18/08/06	176 yrs	Nil	Peppercorn

Further details on request

ACCOMMODATION

The ground floor units extend to the following approximate net internal floor areas:

Vacant Bank (43 High Street)

Ground Sales Area: 2,467 sq ft / 229.18 sq m
(Ground Floor (ITZA): 854 sq ft / 79.33 sq m)

TOTAL NIA: 2,467 sq ft (229.18 sqm)

Subway (41 High Street):

Ground Sales Area: 755 sq ft / 70.18 sq m
(Ground Floor (ITZA): 552 sq ft / 51.28 sq m)

TOTAL NIA: 755 sq ft (70.18 sqm)

RATES

Rateable Value Santander £51,500
Rateable Value Subway £33,000

Interested parties should verify these figures with the Local Authority.

PLANNING:

We understand that 41 High Street currently benefits from A1 planning use whilst 43 High Street benefits from A2 planning use. Purchasers should make their own enquiries with the Local Authority.

ENERGY PERFORMANCE CERTIFICATE

EPC Ratings:

Santander Unit - 'C – 61'

Subway Unit – 'C – 59'

EPC's for Residential Units available on request.

VAT

The property is not elected for VAT

LEGAL COSTS

Each party is to be responsible for their own legal costs.

PROPOSAL

We are instructed to seek unconditional offers in excess of **£1,100,000** for the Freehold interest of the above property, excluding standard purchaser's costs.

VIEWING AND FURTHER INFORMATION

Branch staff should not be approached for access. All viewings are to be made by appointment through Sole Agents GL Hearn

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