

FREEHOLD INVESTMENT FOR SALE

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

12-16 CHURCH STREET, ESHER, SURREY, KT10 8QS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **FREEHOLD INVESTMENT**
- **RETAIL SHOP + 4 APARTMENTS**
- **SHOP: 10 YEAR LEASE TO DECEMBER 2024**
- **CURRENTLY LET AT £33,00 PER ANNUM**
- **RENT REVIEW 2019**

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.

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LOCATION

The property is located on the east side of Church Street, close to its junction with the A244 and Esher Green.

Esher is a wealthy Surrey town, well known for its local amenities including Sandown Racecourse. The property forms part of an established busy local Parade, just off Esher High Street. Nearby occupiers include Waitrose, Cote Brasserie and Café Nero.

DESCRIPTION

The property comprises a ground floor retail shop, currently trading as Surrey Hills Fireplaces. The upper parts have been sold off on long leases and comprise 4 residential apartments. The property has recently been refurbished to a high standard.

ENERGY PERFORMANCE RATING

A copy of the certificate is available on request.

ACCOMMODATION

The ground floor has an approximate gross internal floor area of:

Ground Floor 80.89 sq m (871 sq ft)

PRICE

£499,500

VAT

To be confirmed

VIEWING

Strictly by appointment through Sole Agents.

Matt Walters
020 8977 2204
matt@snellers.com

TENANCY SCHEDULE

	Floor	Description	Rent Per Annum	Terms
Retail	Ground	Self contained retail unit	£32,000 (Paid quarterly)	Tenant: Surrey Hills Fireplaces Limited Guarantor: Martin Price & Tracey Norris Term: 10 years from 22 Dec 2014 Break: on the 5th anniversary of the term Rent Review: Upward only on the 5th anniversary of the term Use: A1
Flat 1-4			£250 per flat £1,000 total	Sold on 125 long leases from 2016
	Total		£33,000	

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

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