

95/97 High Street,
Esher, Surrey KT10 9QE

Freehold Restaurant Investment

Lot 86

£53,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Restaurant/Ancillary	101.47 sq m (1,092 sq ft)	K. NGOEYPAIBOON & G.Y. JEFFERY t/a Siam Food Gallery (1)	25 years from 12/09/2000 on a full repairing and insuring lease	£53,000	12/09/2020 (11/09/2025)
First	Ancillary	42.25 sq m (455 sq ft)				
Total		143.72 sq m (1,547 sq ft)			£53,000	

(1) www.siamfoodgallery.co.uk

Key Details

- First time on the market for over 68 years
- Trading as Siam Food Gallery (Thai restaurant)
- Lease expires September 2025 (original tenant in occupation for over 18 years)
- Nearby occupiers include Cote Brasserie and a Waitrose supermarket with Zizzi, Pizza Express, Caffè Nero and Everyman Cinema also represented within the town
- Future redevelopment and change of use potential (subject to lease and necessary consents)
- Prominent location in affluent and popular Surrey town

Location

Miles: 4 miles south-west of Kingston upon Thames
14 miles north-west of Guildford
Roads: A3, A307, A309, M25 (Junction 10)
Rail: Esher Railway Station
Air: London Heathrow Airport

Situation

The property is prominently situated on the southern side of High Street, at its junction with Dawes Court in the heart of Esher town centre. Nearby occupiers include a Waitrose supermarket and Côte Brasserie, with other occupiers on High Street including Zizzi, Pizza Express, Farrow & Ball, Boots the Chemist, Costa Coffee and Caffè Nero. Waitrose supermarket car park and other public car parking is nearby, with parking for approximately 150 cars. Sandown Park Racecourse is also located nearby, at the end of High Street (A307).

Description

The property, a detached building, comprises a double-fronted ground floor restaurant with ancillary accommodation on the first floor. The property benefits from a garden to the rear, as well as parking for two cars.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.



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Acutus
David Margolis
+44 (0)20 7034 4862
david.margolis@acutus.co.uk

Acutus
George Watkins
+44 (0)20 7034 4861
george.watkins@acutus.co.uk

Seller's Solicitors: Nichols Marcy Dawson
Chris Mitchell
+44 (0)1932 219500
c.mitchell@nmd-law.com