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

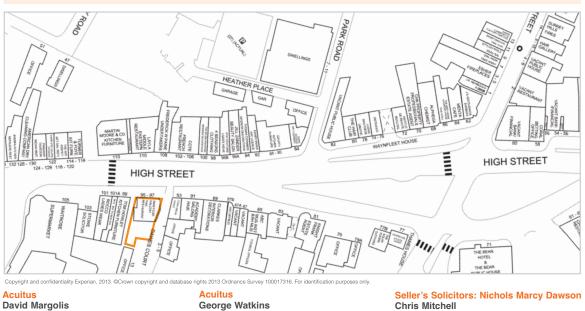
Freehold Restaurant Investment



Tenancy and accommodation

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

(1) www.siamfoodgallery.co.uk



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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)

Lot 86

£53,000 per annum exclusive

- 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)
- Esher Railway Station London Heathrow Airport Rail:
- Air:

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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