

## BAR PREMISES SUITABLE FOR ALTERNATIVE USES TO LET



**6-8 Church Street, Esher, Surrey, KT10 8QS**

### **Type**

A double fronted former bar premises with large external patio garden area. Maybe suitable for alternative uses to include Medical, Leisure, Catering, Retail and Office (Subject to Planning).

### **Rent**

£47,500 per annum exclusive.

### **Lease**

A new full repairing and insuring Lease for a term of three years and upwards.

### **Area**

Ground Floor Bar/Lounge – 1,000 Square Feet  
First Floor Private Bar/Lounge and Kitchen – 900 Square Feet  
**Total Area: 1,900 Square Feet**

### **Planning**

Sui Generis (Pub or Drinking Establishment). The premises previously benefited from a late night licence.

### **Legal Costs**

The incoming Tenant to cover the Landlords legal costs.

### **Further Details/Viewing**

Please contact Wallakers Commercial on 020 -8399 -5381

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Misrepresentation Act 1967. These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

**LOCATION:** The premises are prominently situated within Esher Town Centre, the main High Street and close to the junction of Church Street with The Green.

**DESCRIPTION:** A double fronted two storey inner-terraced building formally arranged as a bar/dining establishment over two floors.

There is a recessed entrance lobby and main entrance door leading to:

**Ground Floor:**

Main bar and Lounge: 1000 Square Feet

Internal Staircase leading to:

**First Floor:**

Ladies and Gents Washroom facilities, Bar, Private Lounge and Kitchen: 900 Square Feet

**Total Internal Area: 1,900 Square Feet (See Floorplan Attached)**

To the rear exterior there is a large patio garden area of approximately 1,000 Square Feet.

**Amenities:**

Formerly fitted out as a Bar premises with two separate bar areas on Ground and First Floors with Fitted Kitchen to First Floor

Male/Female Washroom facilities

Air Conditioning installed

Large enclosed rear patio area

**LEASE:** A brand new full repairing and insuring Lease for a term of three years and upwards is offered on the premises.

**RENT:** **£47,500 per annum exclusive**

**BUSINESS RATES:** To be confirmed.

**PLANNING:** The premises has the benefit of Sui Generis Bar and Drinking Establishment use. It previously had a late night Licence. Maybe suitable for alternative uses such as Medical, Leisure, Catering, Retail and Office (Subject to Planning).

**EPC:** An Energy Performance Certificate has been commissioned and will be made available to interested parties.

**LEGAL COSTS:** The incoming Tenants to cover the Landlords Legal Costs.

**FURTHER DETAILS/VIEWING:** Strictly by appointment with Wallakers Commercial on 020-8399-5381.

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