

TO LET Nursery

Former Nursery and Preschool, Sandown Park Racecourse
Esher, Surrey KT10 9AJ



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Location

The subject premises is located within the Sandown Park Racecourse, in the affluent area of Esher. The surrounding area is largely residential in nature, with a high street promenade close by. The high street includes national occupiers (Boots, Cote and Waitrose) as well as independent boutiques and café/restaurants.

The subject property is conveniently located only 0.4 miles from Esher Railway Station. The station offers excellent train links to central London (quickest journey time of 20 minutes direct to London Waterloo).

Description

The properties benefit from being laid out as an established nursery and preschool, including secure outside space. Secure access via intercom systems is in place throughout.

There are two buildings on the site – one ground floor only and one over ground and first floor. Both buildings are set up for nursery use with a mixture of separate and open plan rooms across the space.

There are separate children's WCs, staff WCs, staff rooms and storage spaces. The brick building also benefits from a kitchen with extraction system on the ground floor.

The property benefits from 11 marked parking spaces on a tarmac area. The property is accessed via the main entrance to Sandown Park Racecourse car park, off the A307/Portsmouth Road. There is also pedestrian access directly from the main road into the demise.

Rateable Value

We are advised that the Rateable Value for the property is £86,500.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Terms & Tenure

The property is available on a new lease on terms to be agreed. Legal fees and costs to be covered by the ingoing tenant.

Energy Performance Certificate

Energy Performance Asset Rating – tbc.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewings

To be arranged through the joint sole agents, Rapleys or Lunson Mitchenall.

Prime opportunity to acquire existing nursery

Affluent surrounding area

Secure outdoor space

**313.6 sq m
(3,375 sq ft) across two buildings**



Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Building 1		
Ground floor	94.6	1,018
First floor	52.3	563
Building 2	166.7	1,794
TOTAL	313.6	3,375
	Hectare	Acres
Total site area	0.407	1.007

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

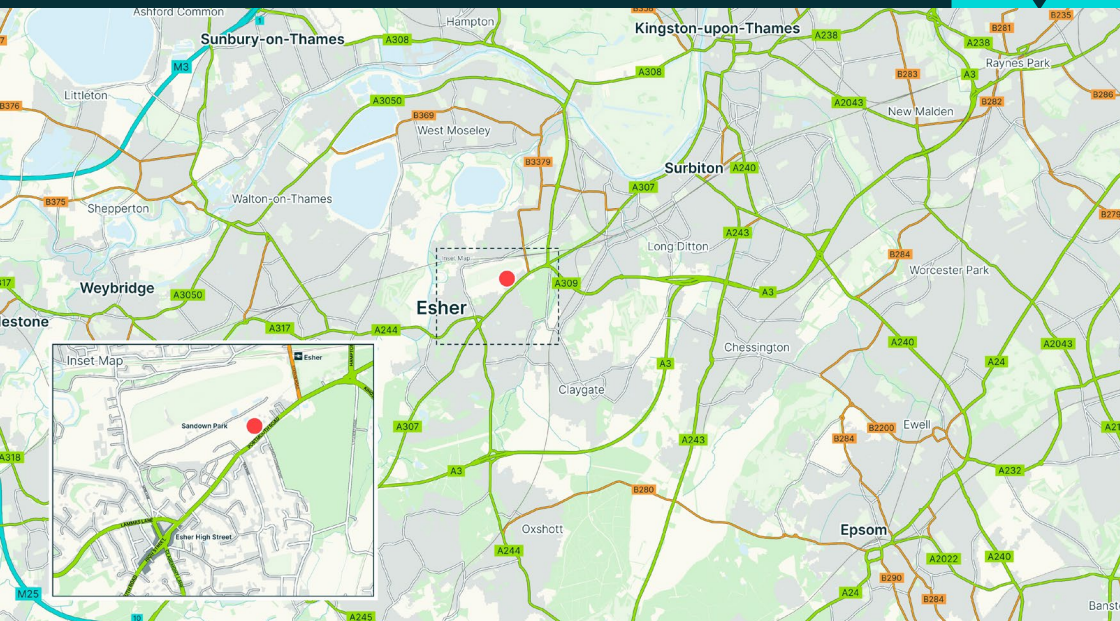


Total Site Area

0.407 hectares

1.007 acres





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