

# CASE STUDY

## BUILDING SURVEYING – PRE-LEASE OCCUPATION SURVEY

### PROJECT NAME

30-32 High Street, Esher, Surrey, KT10 9RX

### CLIENT

Age UK, Surrey

### CONSTRUCTION VALUE/CONTRACT PERIOD

n/a

### CONTRACT TYPE

n/a

### PROJECT DESCRIPTION

A pre-lease condition survey prior to a new 5 year lease with repair liabilities on a commercial property that has a ground floor retail unit of approximately 1,250 sq ft, previously used as a bank. It included hall space with

offices, staff toilets and a kitchenette area to the rear, located on the main high street of Esher, Surrey.

### MISCELLANEOUS

To establish the current condition so that Age UK could make a reasoned and informed decision before committing to a lease. We reported that it was structurally sound with no evidence of significant defects to not warrant leasing it SUBJECT TO some repair items being undertaken to the services and fire separation, PLUS Electrical Condition, Fire Risk Assessment, Asbestos, Inequality AND EPC reports being obtained, and any recommended repairs being undertaken. The latter are required to ensure compliance with statutory requirements when leasing or purchasing a commercial property.



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