

## 2 CHURCH STREET

ESHER, KT10 8QS

£800,000  
FREEHOLD DEVELOPMENT OPPORTUNITY

- Freehold restaurant and bar arranged over three floors plus basement located in Esher on the London and Surrey border
- Suitable for both owner occupiers and developers looking to add value by converting the existing space and possible extensions (STPP)
- Planning permission granted to convert the upper parts into 3 x 1-bedroom apartments
- Offers are invited in excess of £800,000 for the freehold interest to be sold with full vacant possession. A purchase at asking price reflects a very low capital value of approximately £199.50 per sq ft base on the current GIA
- EPC Rating - C

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### Location

The property is situated on Church Street, Esher in the heart of the town centre close to the junction with the High Street. Esher is an extremely charming and affluent suburb of London situated on the Surrey border. Esher train station is 1 mile away and is on the South West Main Line operated by South Western Railway. It provides a direct line into London Waterloo with journey times as quick as 30 minutes. Esher town centre is occupied by a range of national and well-established independent businesses which provides a vibrant trading environment. Notable occupiers include Waitrose, Pizza Express, The Bear (Hotel), Cote, Giggling Squid – Esher, and Everyman Esher. Sandown Park Racecourse is 0.2 miles north-east of the property.

Please note all distances given are approximate only.

### Description

The property is arranged over three floors and basement. The ground floor was previously used as a restaurant and bar. The first floor was used as a commercial kitchen and storage. The second floor was used for storage, albeit we have been informed it was once used as staff accommodation. The basement has been used as a beer cellar, office and storage. We have been advised of the following current gross internal floor areas:

Ground Floor: 1,900 square feet (176.5 sq m)  
First Floor: 1,110 square feet (102.2sq m)  
Second Floor: 600 square feet (55.7 sq m)  
Basement: 400 square feet (37.1 sqm)  
Total: 4,010 square feet (371.5 sq m)

Please note that the sizes have been provided by the vendor and are approximate only. All interested parties are advised to rely on their own inspection and survey.

### Development

Planning permission has been granted for a 'change of use of 1st and 2nd floors to residential use to create 3 flats, single storey rear extension, conversion of flat roof areas to terrace amenity space and rebuild of existing second storey mansard roof'. The local authority is Elmbridge Borough Council and the planning reference number is 2025/1384. We are informed that the CIL payment is £1,003.68 and there are no additional financial contributions secured via a s106 agreement.

### Terms

Offers are invited in excess of £800,000 for the freehold interest to be sold with full vacant possession. A purchase at asking price reflects a very low capital value of approximately £199.50 per sq ft base on the current GIA. Offers to lease the building will be considered.

### Tenure

The freehold interest is to be sold with full vacant possession.

### VAT

We have been informed that property is elected for VAT.

### Viewings

Viewings are strictly by appointment through sole agents Harston&Co.



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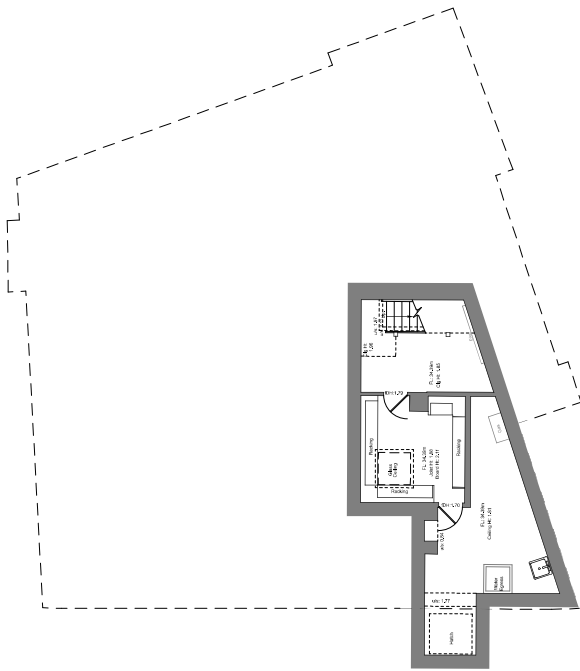
ISSUED FOR:  
24004 - JAD - 00 - GF-DR - A - 0200 - P01

NOTES:

Key:  
- Site Boundary  
- Proposed Wall  
- Existing Wall/Structure

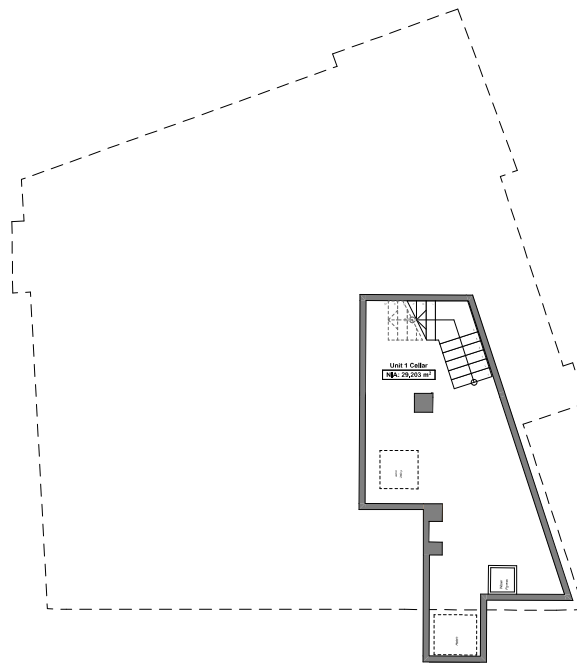
NET INTERNAL AREA (m <sup>2</sup> ) - Commercial Use			
Room	Area	Area (m <sup>2</sup> )	
B-Cellar	Unit 1 Cellar	29.20	
GF-Ground Floor	Unit 1	138.56	
		167.76 m <sup>2</sup>	

GROSS INTERNAL AREA (m <sup>2</sup> ) - Residential Use + Ground Floor			
Room	Area	Description	Area (m <sup>2</sup> )
APT 1 ME	Main Entrance / Lobby	Communal Space	5.40
			5.40 m <sup>2</sup>



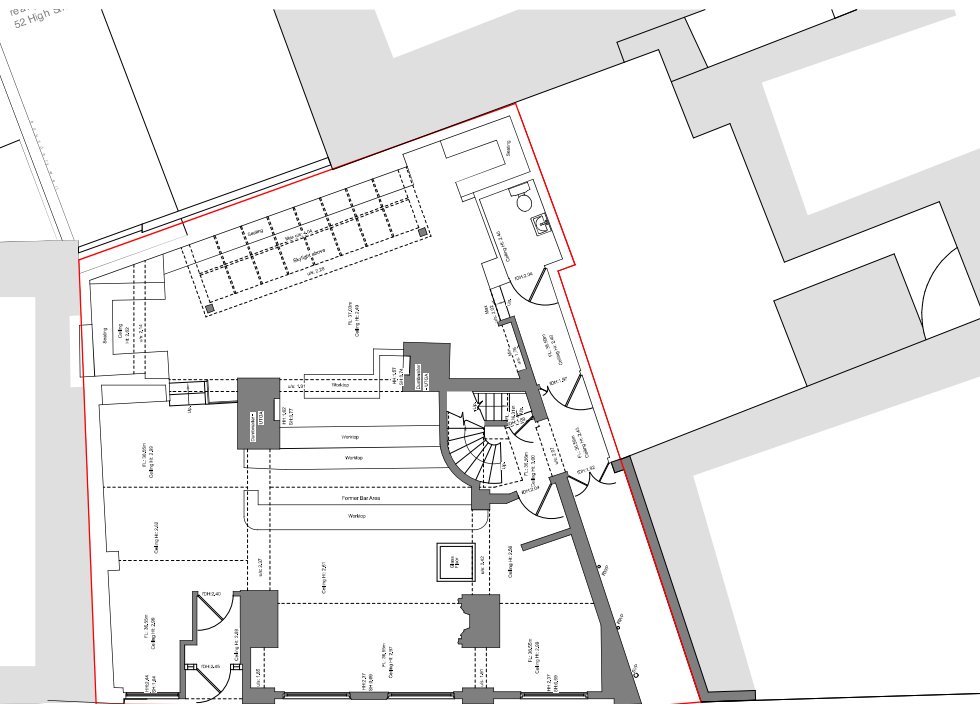
Existing Cellar Plan

1:50



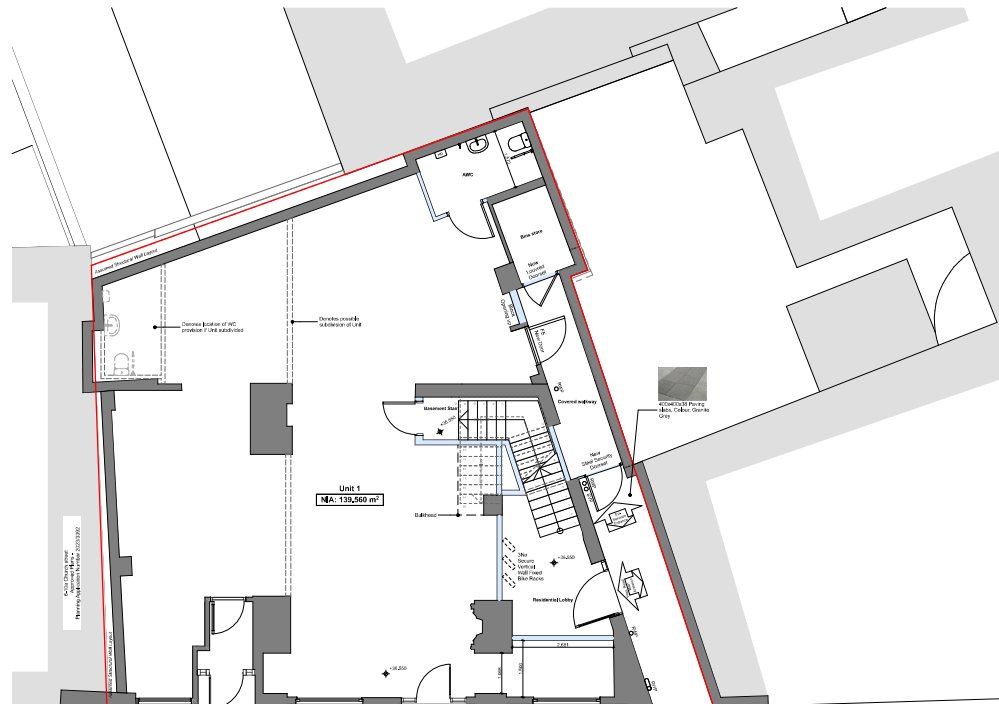
Proposed Cellar Plan

1:50



Existing Ground Floor Plan

1:50



Proposed Ground Floor Plan

1:50

Scale (m)

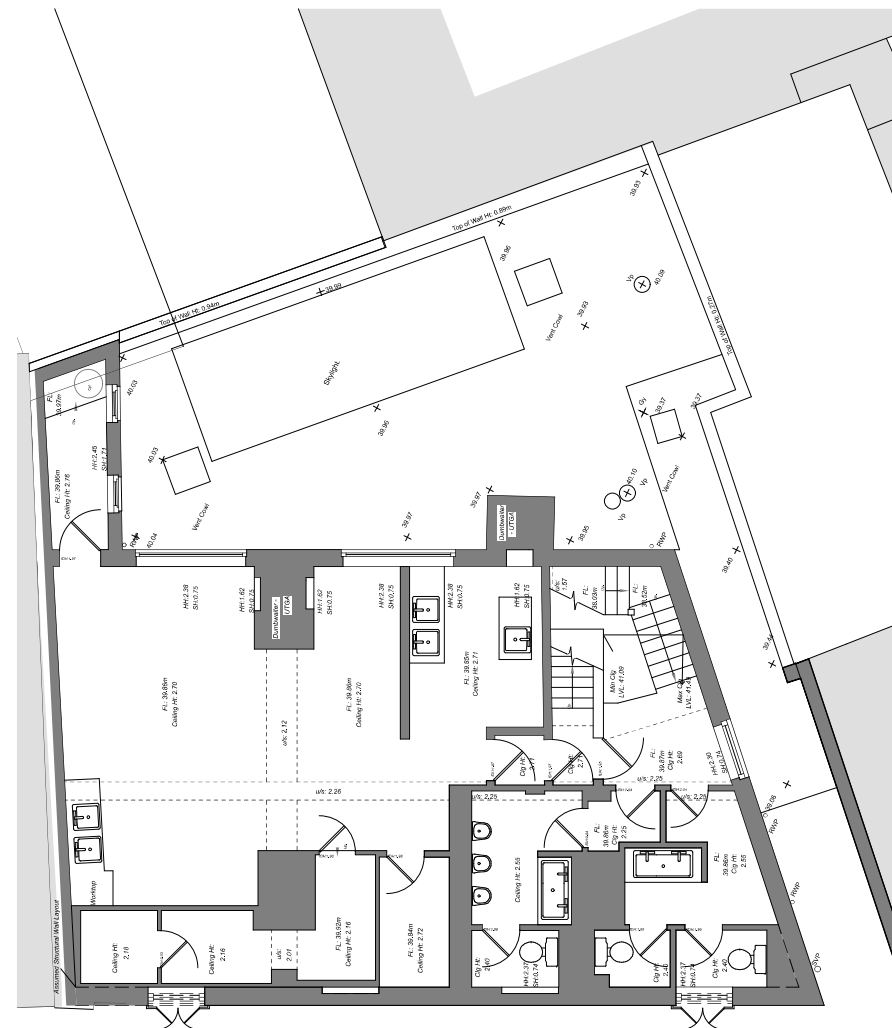


**PLANNING SUBMISSION**

PROJECT REDEVELOPMENT 2 - CHURCH STREET, GLASGOW G1 7ND	SCALE 1:50 @ A3
DRAWING GROUND & BASEMENT FLOOR PLANS - EXISTING AND PROPOSED	DATE MAY 2024
ISSUE 1	CHECKED 1
24004 - JAD - 00 - GF-DR - A - 0200 - P01	JONES

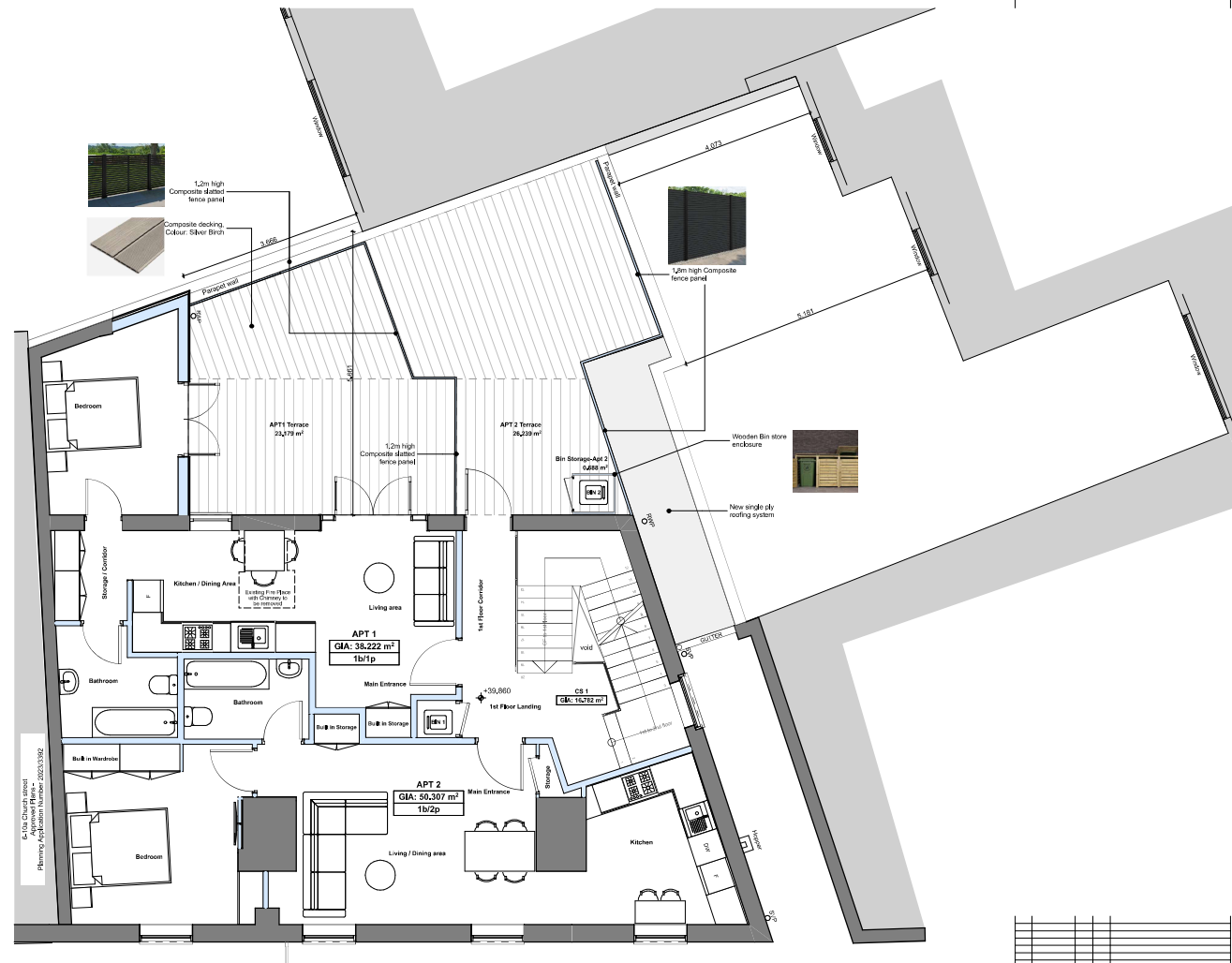
Drawn: JAD, Checked: JAD, Date: MAY 2024, Issue: 1, Project: 24004 - JAD - 00 - GF-DR - A - 0200 - P01





### Existing First Floor Plan

1:50



### Proposed First Floor Plan

1:50

**Wall Key :**  
 Proposed Wall  
 Existing Wall / Structure

GROSS INTERNAL AREA (GIA) - Residential Use - First Floor			
	Area	Description	Area sqm
APT 1	Apartment 1	1 x bedroom with 1 x double bed	38,22
APT 2	Apartment 2	1 x bedroom with 1 x double bed	50,31
BIN 1	Allocated Storage	Bin store	0,58
BIN 2	Allocated Storage	Bin store	0,59
CS 1	Staircase / Corridor	Commons Space	16,78
			106,48 m²

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
**NOTES:**

P01	13/01/2025	SN	WJ	Planning Application Submission
Rev	Date	Dwn	Chk	Revision note

## PLANNING SUBMISSION

**PROJECT  
REDEVELOPMENT  
WORKS  
2 CHURCH STREET,  
ESHER KT10 8QS**

**DRAWING**  
FIRST FLOOR PLANS - EXISTING AND PROPOSED

SCALE 1:50 @ A1		
FIRST ISSUE DATE MAY 2024		
DRAWN SN	CHECKED WJ	
24004 - JAD - 00 - 01 - DR - A - 0201 - P01		

Wall Key :  
Proposed Wall  
Existing Wall / Structure

GROSS INTERNAL AREA (GIA) - Residential Use - Second Floor			
Area	Description	Area sqm	
APT 3	Apartment 3	1 x bedroom with 1 x double bed	55.74
APT 3	Staircase	Staircase / Landing	7.45
BN 3	Allocated Storage	Bin store	0.59
			63.78 m²

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