



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

Harston & Co

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, Gigging 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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Harston&Co
247 High Road
South Woodford
London
E18 2PB

020 3371 0061
info@harstonandco.co.uk
harstonandco.co.uk
@harstonandco

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Version: 04
 240404 - JLD - GD - GF - DR - A - 0200 - CHURCH STREET, PETERBOROUGH

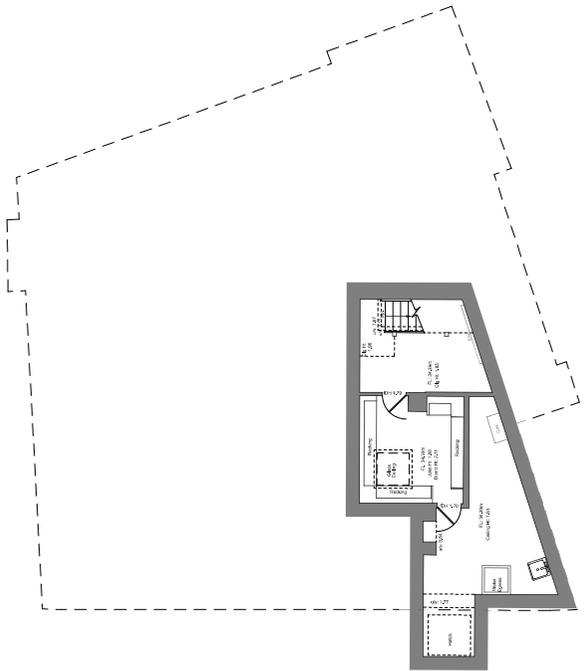
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Key:

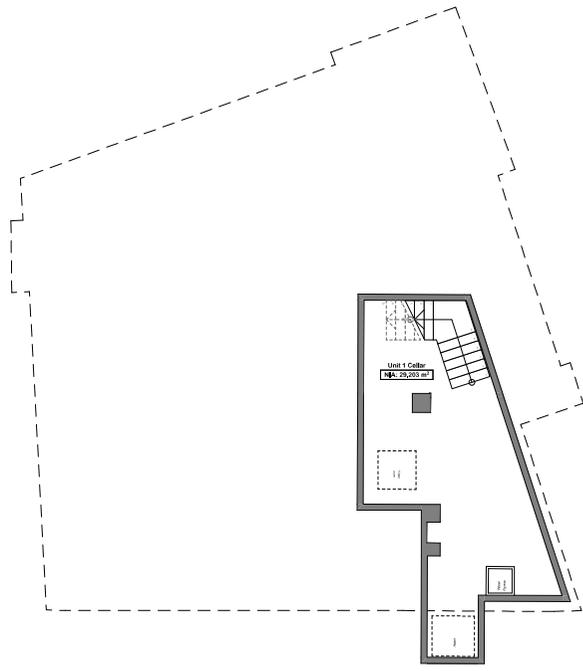
- Site Boundary
- Proposed Wall
- Existing Wall/Structure

NET INTERNAL AREA (NIA) - Commercial Use			
Storey	Area	Reb4d Units	Area sqm
B-Cellar	Unit 1 Cellar	Reb4d Units	29.20
GF-Ground Floor	Unit 1	Reb4d Units	138.56
			167.76 m²

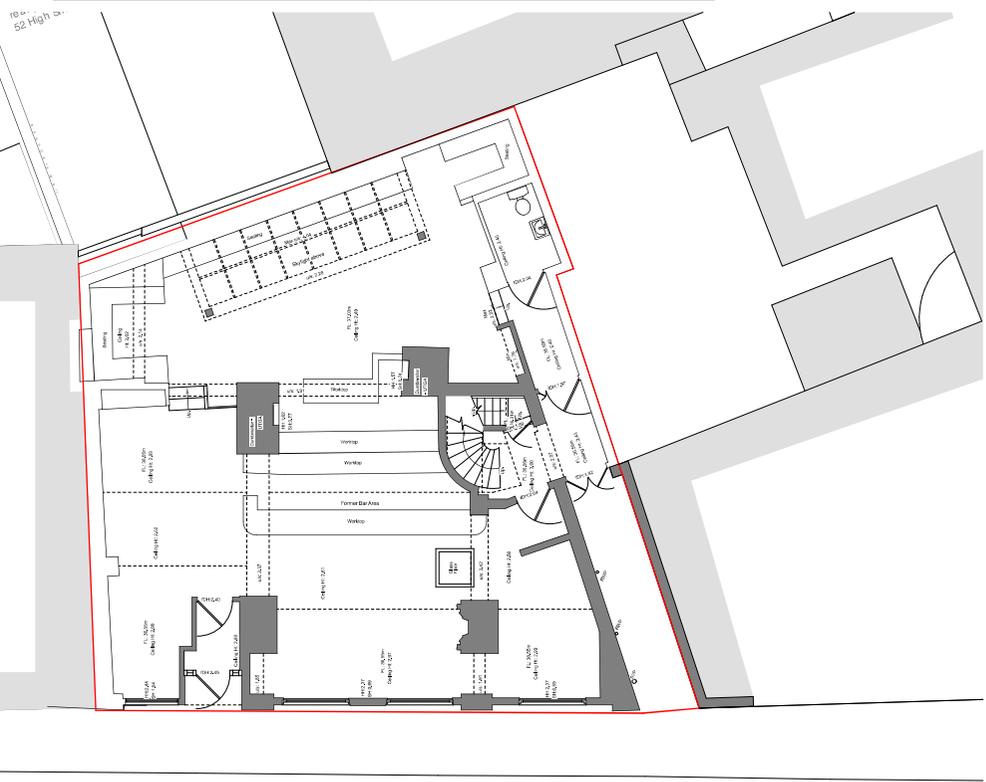
GROSS INTERNAL AREA (GIA) - Residential Use - Ground Floor			
Area	Description	Area sqm	
APT 1 ME	Main Entrance / Lobby	Communal Space	5.40
			5.40 m²



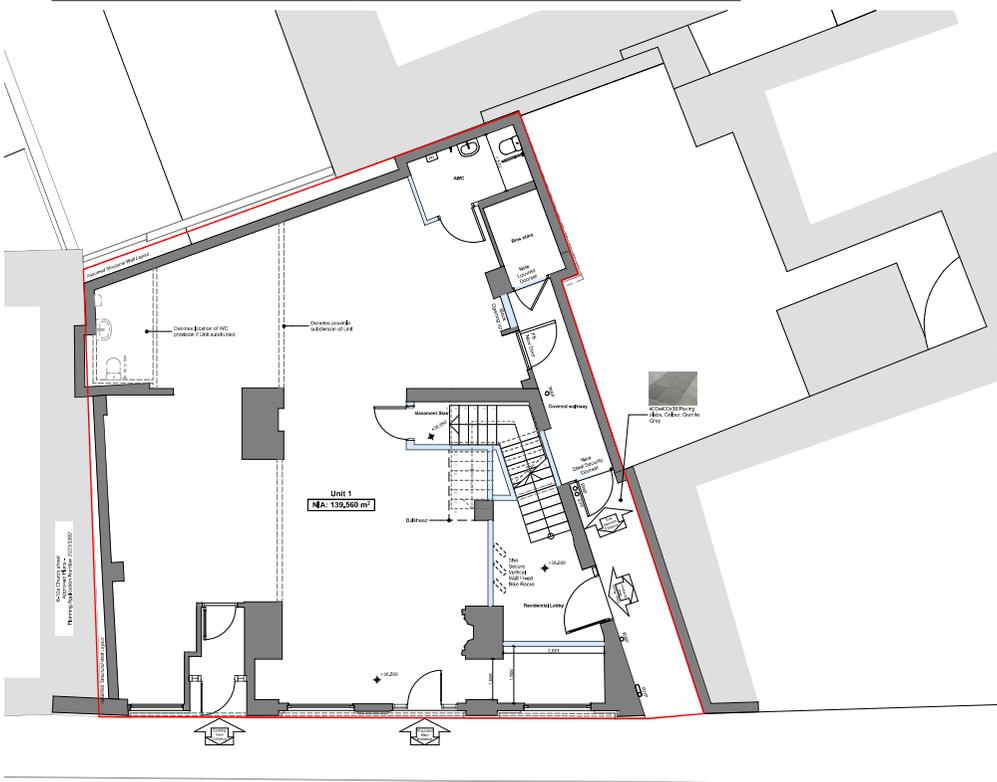
Existing Cellar Plan 1:50



Proposed Cellar Plan 1:50



Existing Ground Floor Plan 1:50



Proposed Ground Floor Plan 1:50

Scale (m)



Rev	Date	Description

PLANNING SUBMISSION

PROJECT: REDEVELOPMENT PROPOSAL
 15 CHURCH STREET, PETERBOROUGH

DRAWING: GROUND & BASEMENT FLOOR PLANS - EXISTING AND PROPOSED

SCALE: 1:50 @ A0
 FIRST ISSUE DATE: MAY 2024
 DRAWN: [Name] CHECKED: [Name]
 240404 - JLD - GD - GF - DR - A - 0200 - P01

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Wall Key :

	Proposed Wall
	Existing Wall / Structure

GROSS INTERNAL AREA (GIA) - Residential Use - First Floor

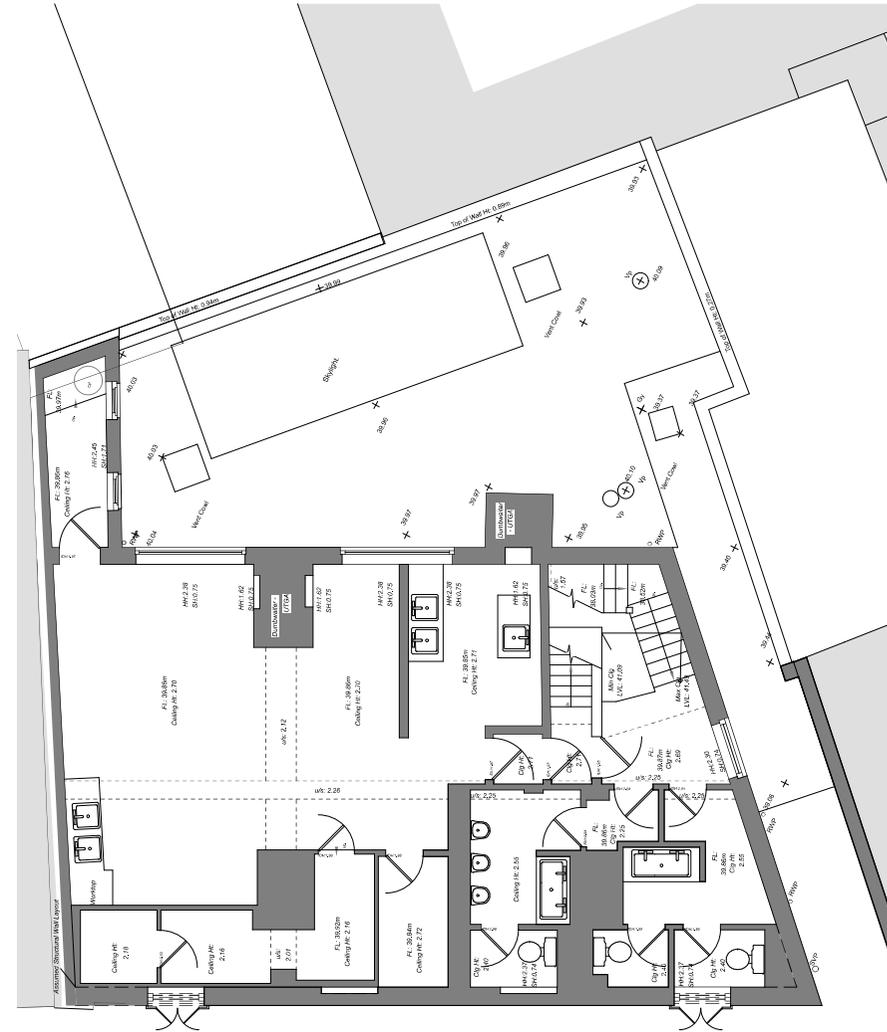
APT	Area	Description	Area sqm
APT 1	Apartment 1	1 x bedroom with 1 x double bed	38,22
APT 2	Apartment 2	1 x bedroom with 1 x double bed	50,31
BN 1	Allocated Storage	Bin store	0,58
BN 2	Allocated Storage	Bin store	0,59
CS 1	Staircase / Corridor	Communal Space	16,78
			106,48 m²

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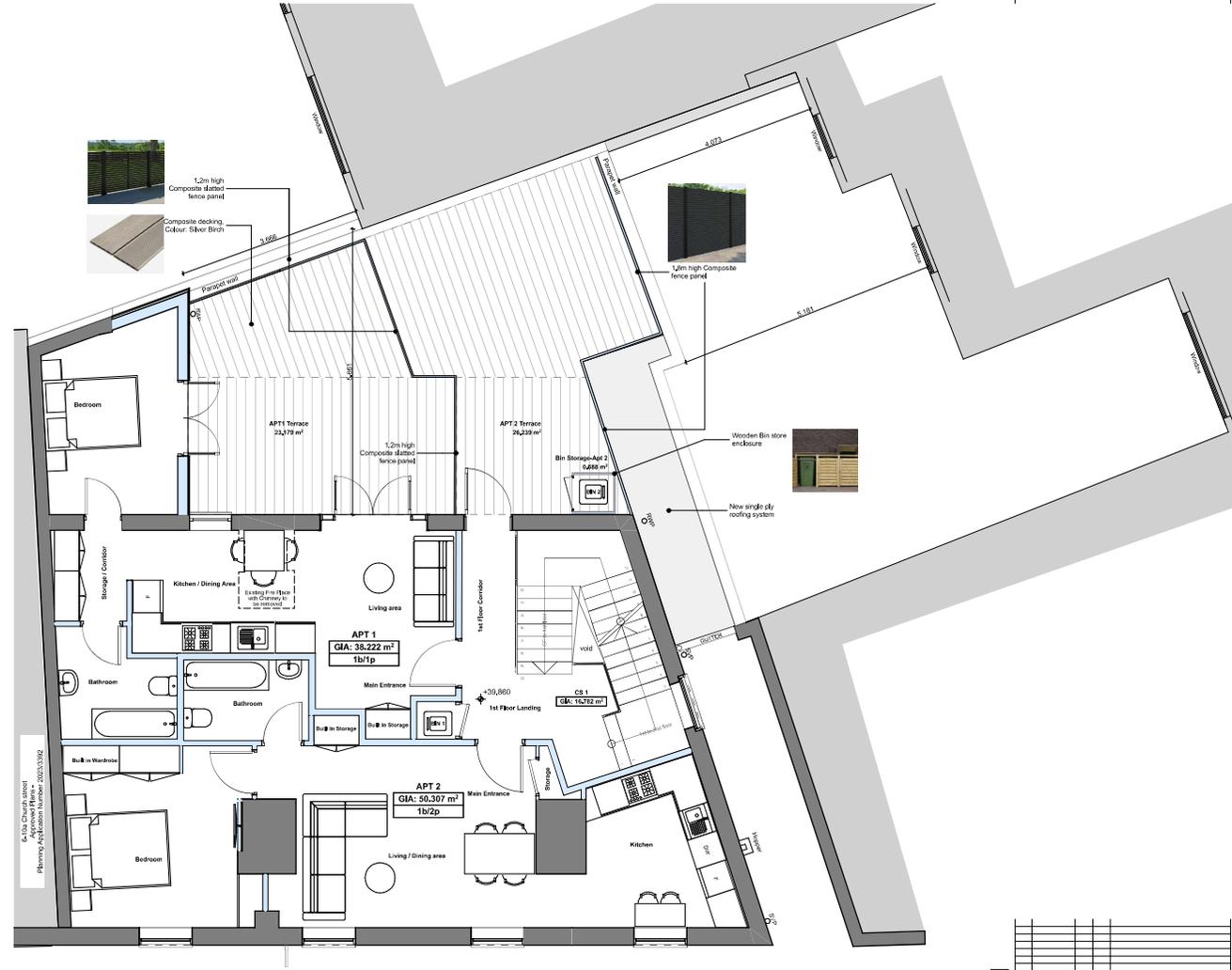
SUBMIT FILE:
24004-JAD-00-01-DR-A-0201-Church Street, Esher

NOTES:



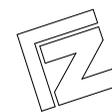
Existing First Floor Plan

1:50



Proposed First Floor Plan

1:50



Rev	Date	By	CHK	Description
P01	13/01/2025	SN	WJ	Planning Application Submission
				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

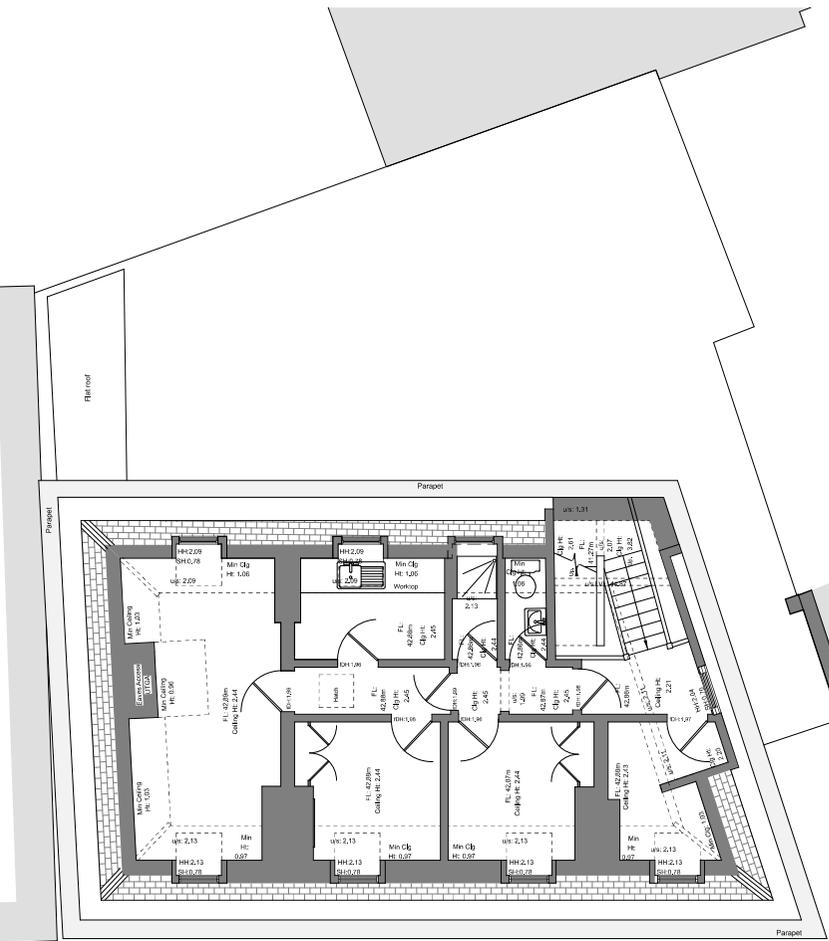
Lower Arches, Chisington Lodge, The Belfry, Northfields, Esher, Surrey
T 01894 211 470 E info@jones-ad.co.uk W www.jones-ad.co.uk

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

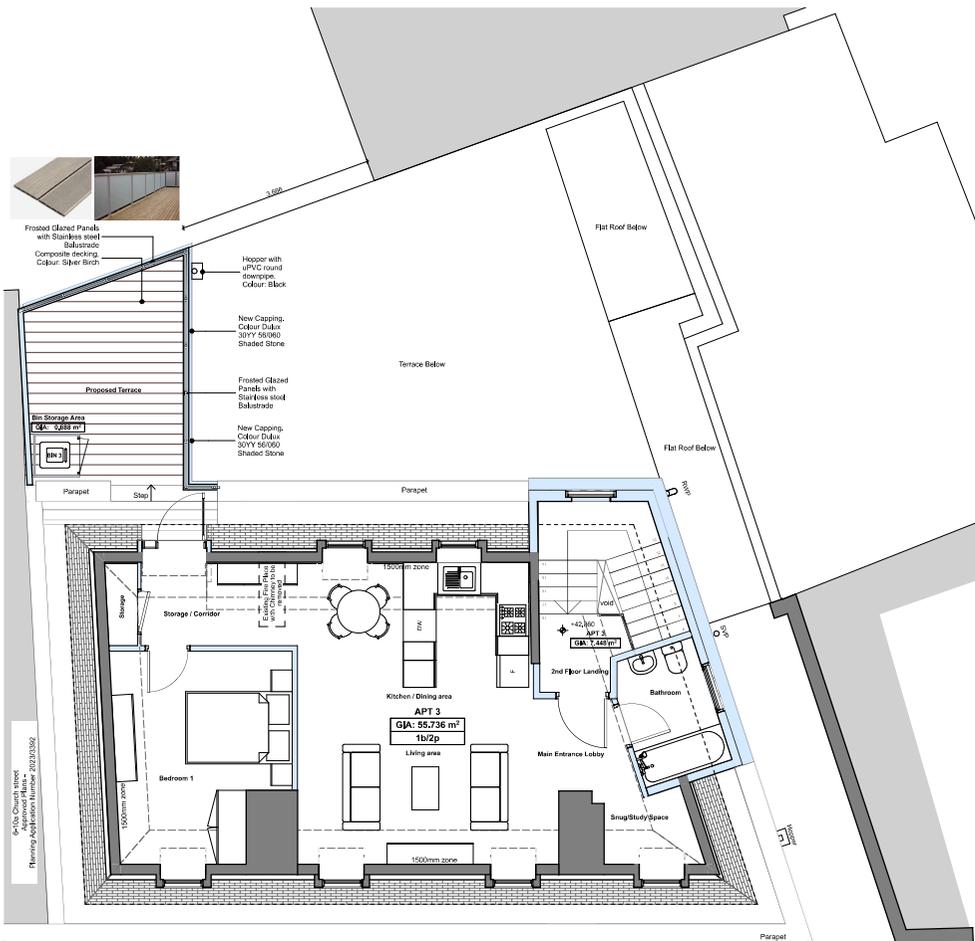
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 SURCH # B #: 24004-JAD-00-02-DR-A-0000 - Church Street, Esher

NOTES:



Existing Second Floor Plan

1:50



Proposed Second Floor Plan

1:50



Rev	Date	Drn	Chk	Description
P01	13/01/2025	SN	WJ	Planning Application Submission

PROJECT
 REDEVELOPMENT WORKS
 2 CHURCH STREET, ESHER KT10 8QS

DRAWING
 SECOND FLOOR PLANS - EXISTING AND PROPOSED

SCALE 1:50 @ A1
 FIRST ISSUE DATE MAY 2024
 DRAWN SN CHECKED WJ
 24004 - JAD - 00 - 02 - DR - A - 0202 - P01
 Jones AD ARCHITECTURAL SOLUTIONS
 Lower Arches, Chisington Lodge, The Park, Northants, NN16 8TE
 T 01804 211 470 E info@jones-ad.co.uk W www.jones-ad.co.uk