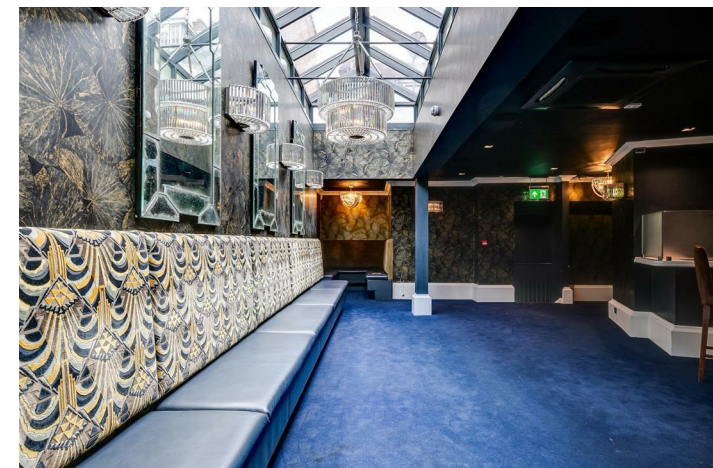




2 CHURCH STREET

ESHER, KT10 8QS

£65,000 PER ANNUM
TO LET

- Vacant restaurant and bar located in Esher on the London and Surrey border
- Approximate GIA of 4,010 square feet (371.5 sq m) arranged over three floors plus cellar
- An affluent immediate catchment area with nearby occupiers including Waitrose, Pizza Express, The Bear (Hotel), Cote, Giggling Squid – Esher, and Everyman Esher
- 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, 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. In addition to further restaurant and bar use, the property would be suitable for other uses, subject to obtaining appropriate consent. 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.

Terms

The property is available with a new lease at £65,000 per annum exclusive, with further terms to be agreed. Alternatively, 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. All negotiations are strictly subject to contract.

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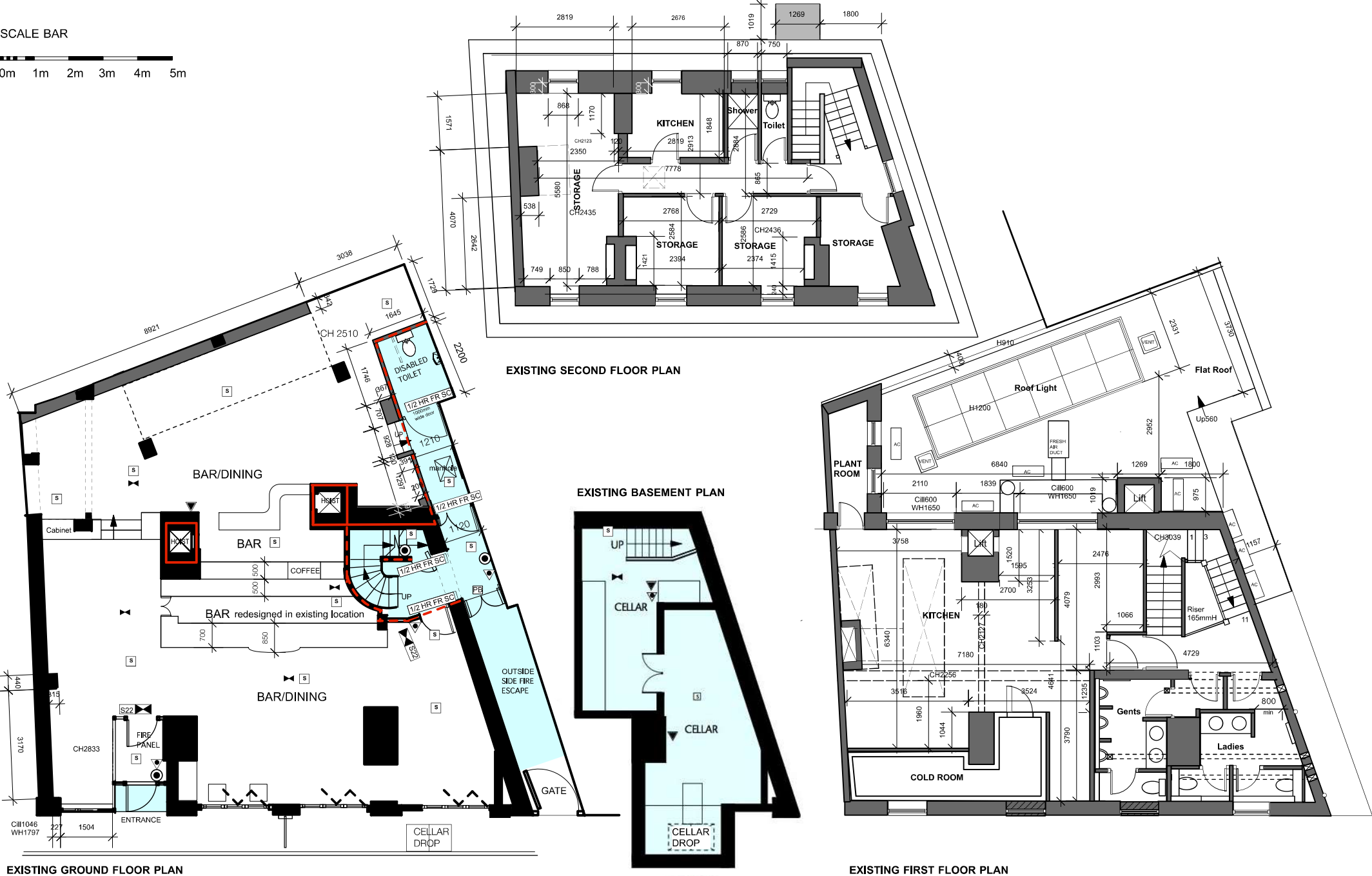
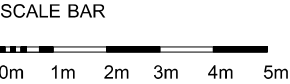
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Harston&Co
247 High Road
South Woodford
London
E18 2PB

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

Harston&Co





NOTE
This drawing should only be scaled for the purposes of the planning application.
The contractor is to verify all dimensions and conditions on site.
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NATALIE WEAVERS INTERIORS
16A Cardigan Road, Richmond TW10 6BJ
Tel: 020 8332 1803
Mob: 07867 954485
Email: natalie.weavers@btinternet.com

EXISTING PLANS
1:100@A3

PR ENTERTAINMENTS LTD
2 CHURCH STREET Esher

2 Church Street Esher, Surrey KT10 8QS
EXISTING PLANS

1:100 @ A3
30.11.22
Information

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