



Park Road, Esher

 Knight
Frank

A two room commercial premises.

A two room commercial premises located adjacent to Esher high street with potential to extend/convert (STPP).

The property has an expired planning consent to convert from commercial to residential (2020/0283) and an expired consent for an increase in roof height to create a bedroom. (2016/0277).

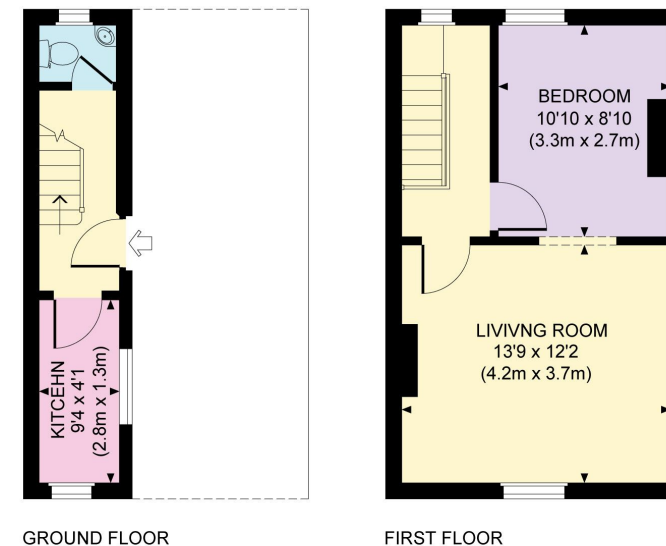
Located within a short distance of Esher High Street which has an excellent range of restaurants and shops including Waitrose, Cote, Giggling Squid, The Good Earth an Everyman Cinema along with a number of coffee shops and pubs.

Communication links are excellent with the station providing a fast and frequent service to London Waterloo, The A3 provides direct access to central London, the M25 and the South.

The towns of Kingston upon Thames and Guildford are a short distance away providing a wide selection of high street names and department stores.



Approximate Gross Internal Area
412 sq ft / 38.3 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Knight Frank

47 High Street

Esher

KT10 9RL

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Adam Burlison

01372 239984

adam.burlison@knightfrank.com

Maisie Bywater

01372 230466

maisie.bywater@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2024. Photographs and videos dated February 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.