

Freehold Development Opportunity

FOR SALE

2 Church Street, Esher,
Surrey, KT10 8QS

Harston&Co

For more information call us
on 020 3371 0061

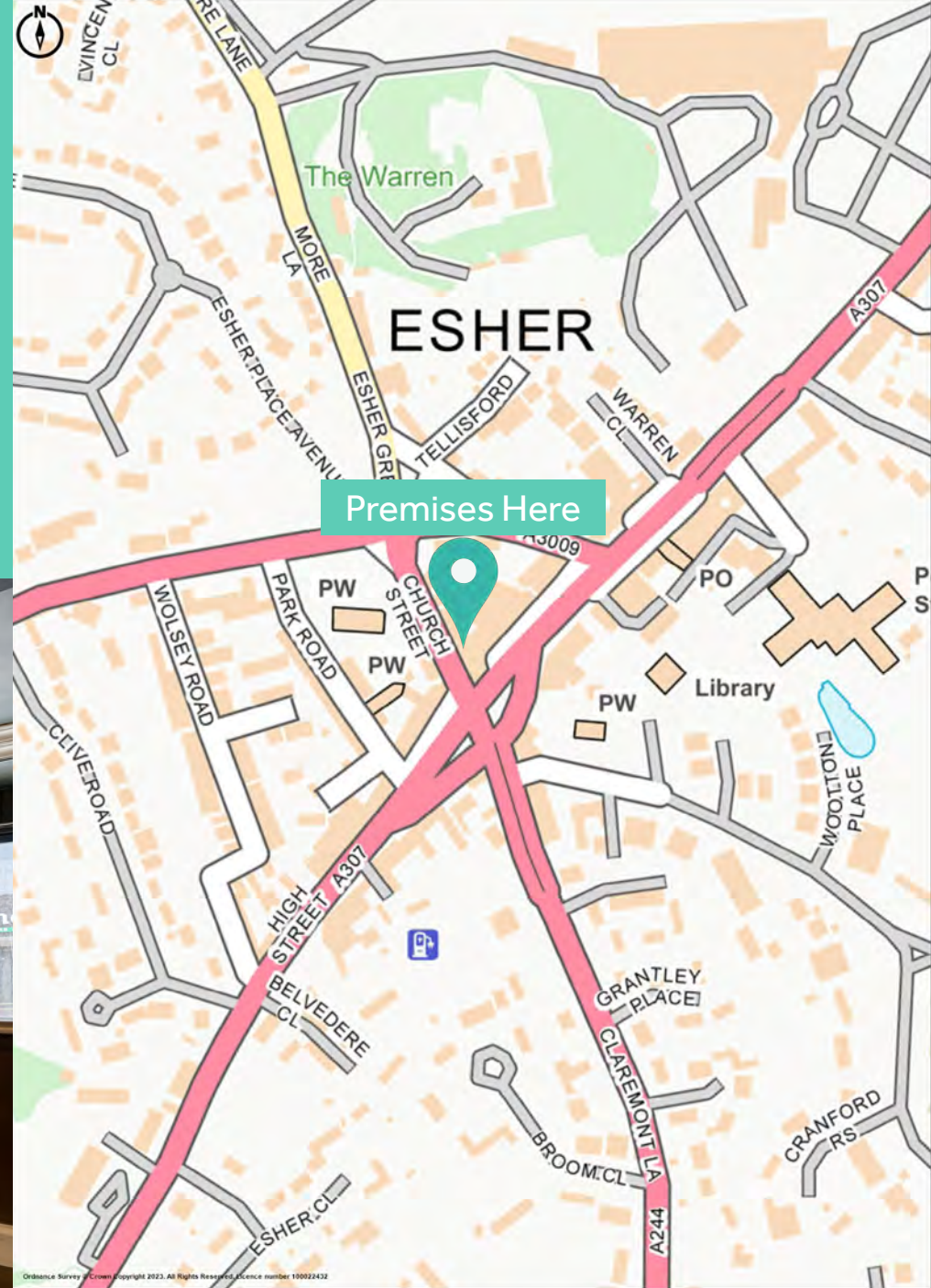


2 Church Street, Esher, Surrey, KT10 8QS

harstonandco.co.uk

Executive Summary

- 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)
- Indicative plans prepared to show a possible conversion of upper parts into 3 x apartments (STPP)
- Approximate gross internal floor area of 4,010 sq ft (371.5 sq m)
- Offers are invited in excess of £950,000 for the freehold interest to be sold with full vacant possession. A purchase at asking price reflects a very low capital value of approximately £237 per sq ft



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Promap
LANDMARK INFORMATION

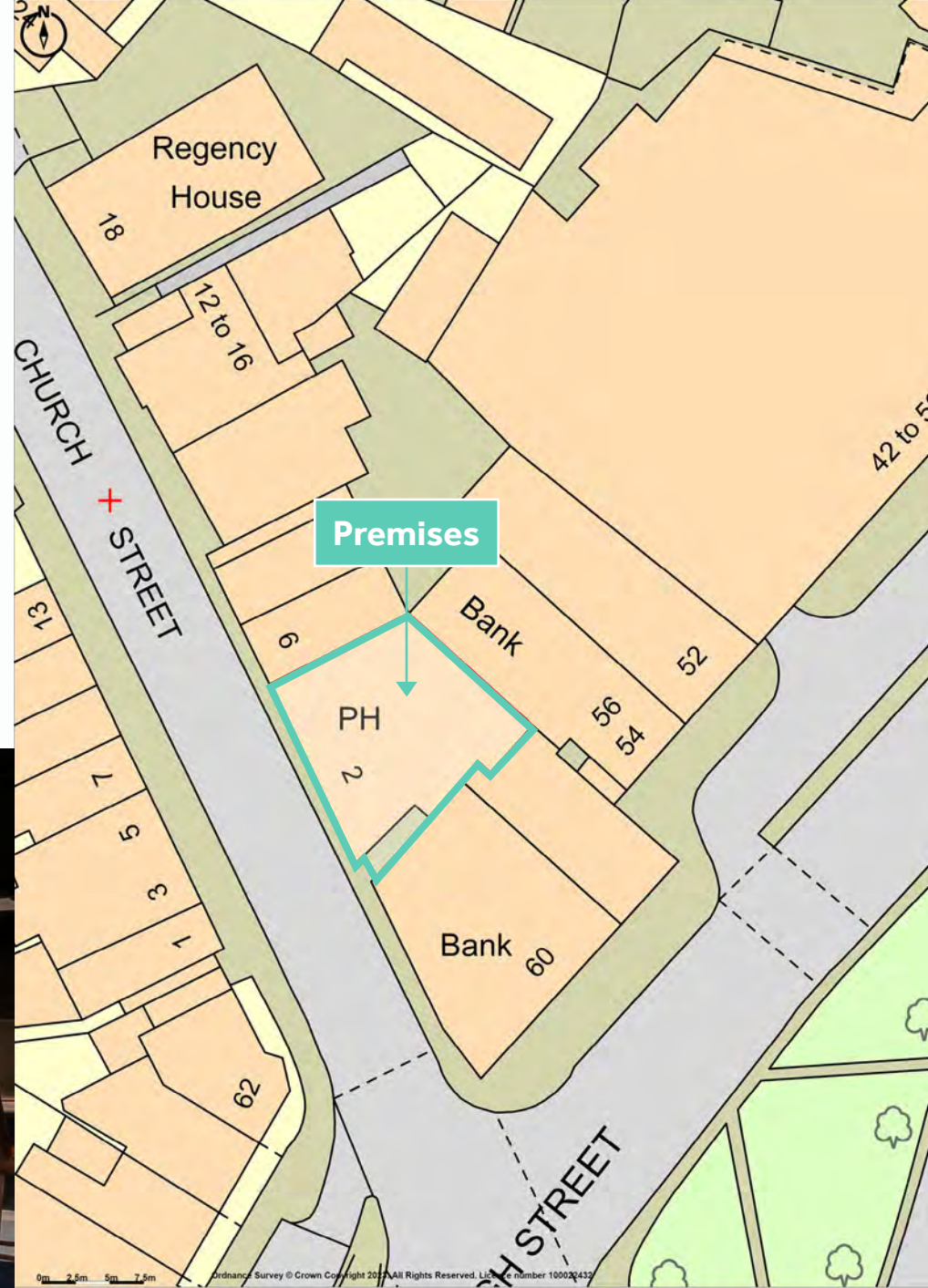
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Plotted Scale - 1:5000. Paper Size - A4

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.



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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 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.

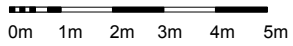
Development

The upper floors provide potential for conversion to residential use, subject to obtaining appropriate consents. Indicative plans have been prepared that show a potential scheme to provide 3 x flats (1 x 1 bed & 2 x 2 bed). Please see the plans within the brochure. It might be possible to extend the property further to provide more accommodation.

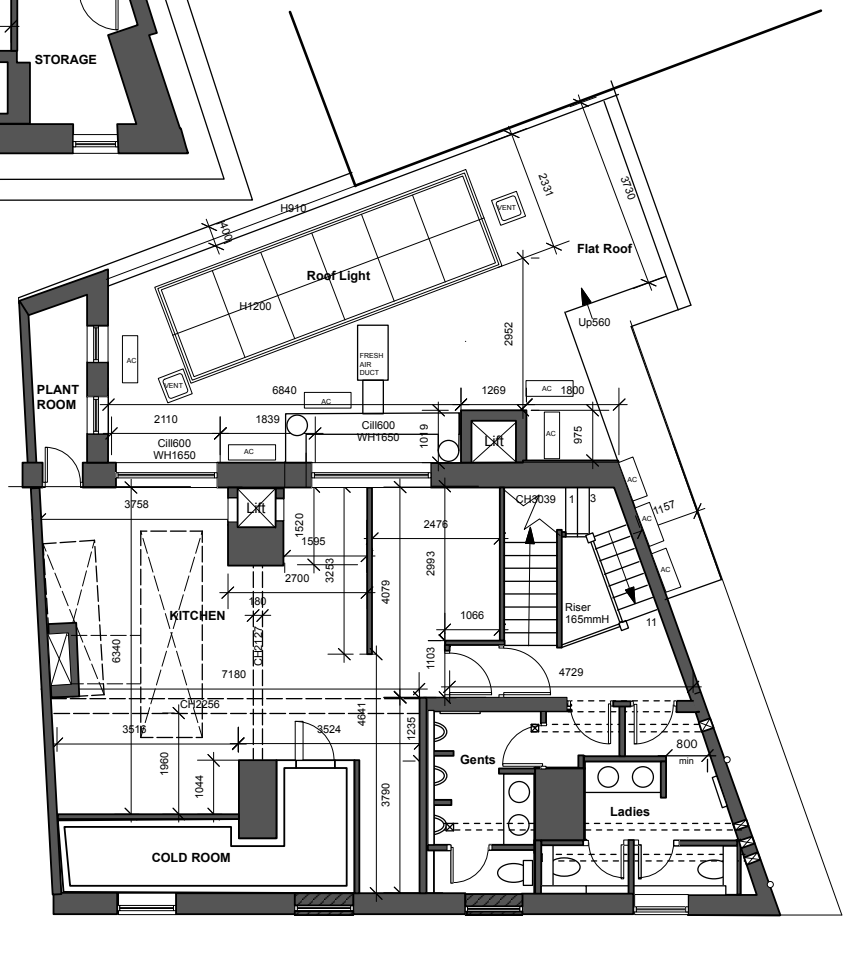
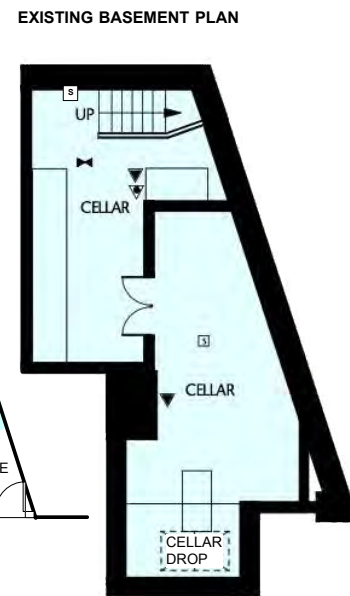
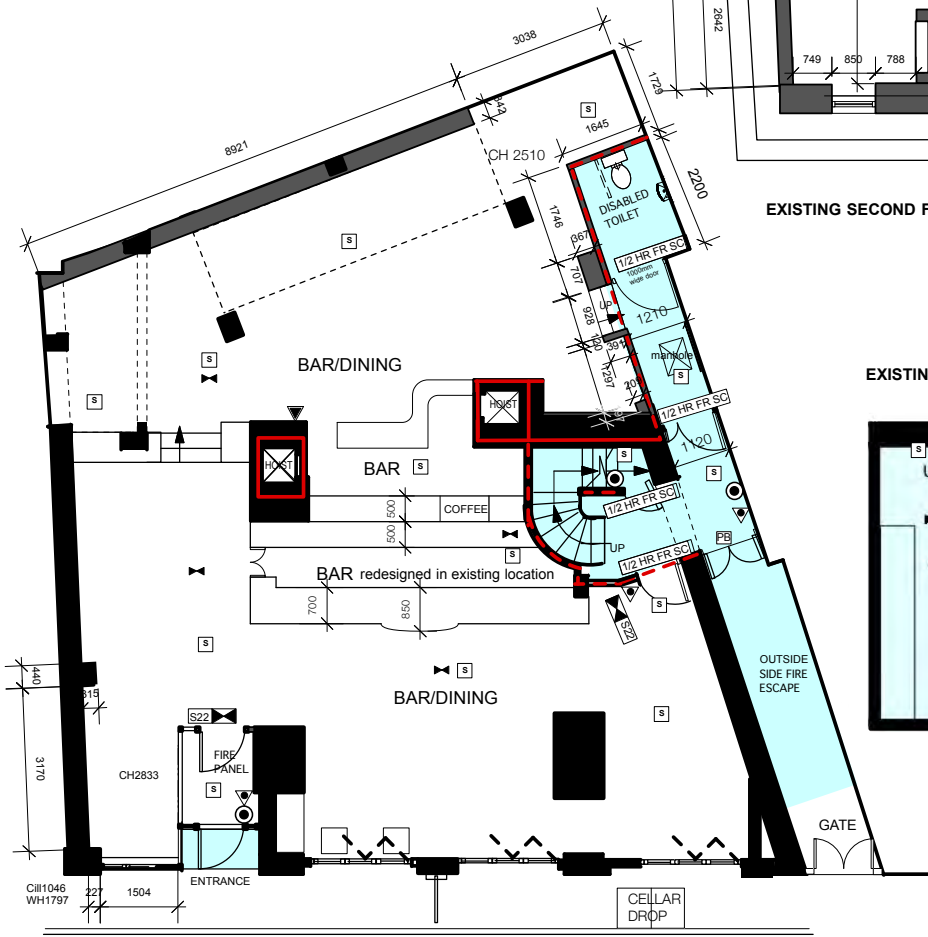
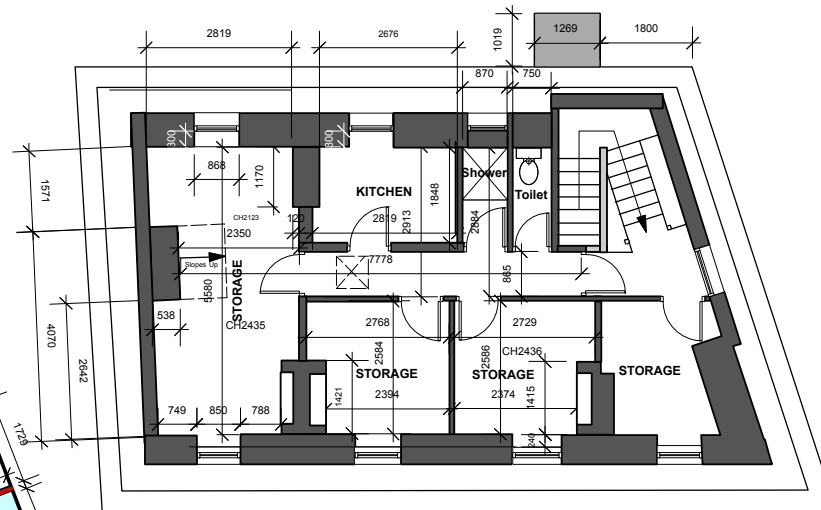
Please note these plans are for indicative purposes only and no application has been submitted.



SCALE BAR



Existing Plans



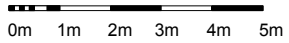
NOTE
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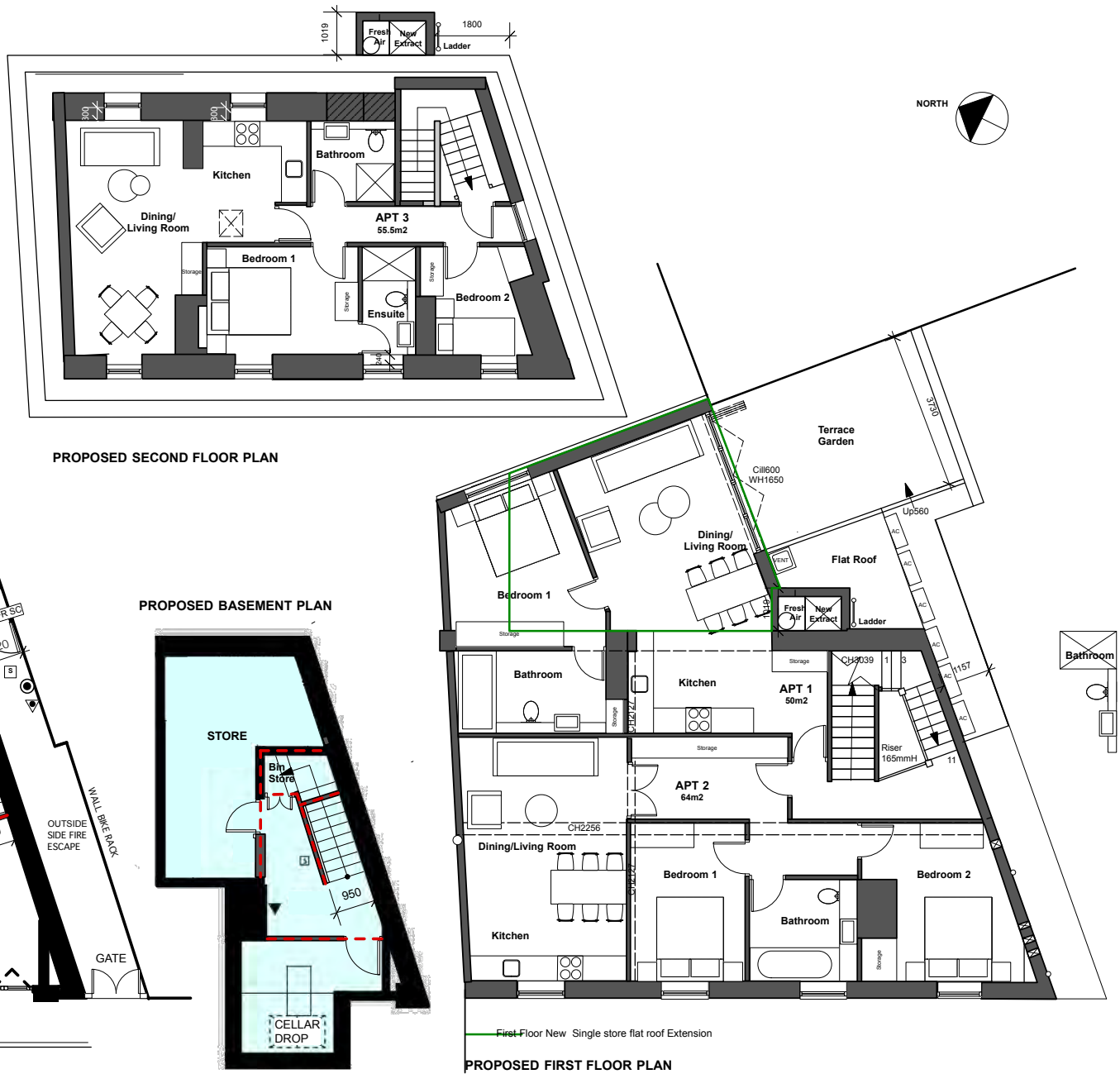
EXISTING PLANS
 1:100@A3

Client	DC PROPERTIES	Site Address	2 Church Street Esher, Surrey KT10 8QS	Scale	1:100 @ A3	Drawn by	RG
Project	2 CHURCH STREET Esher	Doc Name	EXISTING PLANS	Date	17.02.23	Drawn by	NW
				Status	Information	Job City No	509/01E

SCALE BAR



Proposed Plans



PROPOSED GROUND FLOOR PLAN

PROPOSED SECOND FLOOR PLAN

PROPOSED BASEMENT PLAN

PROPOSED FIRST FLOOR PLAN

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PROPOSED PLANS 1:100@A3

Client	DC PROPERTIES	Site Address	2 Church Street Esher, Surrey KT10 8QS	Scale	1:100 @ A3	Drawn by	RG
	Project		2 CHURCH STREET Esher		Date		27.07.23
Project	2 CHURCH STREET Esher	Prop Name	PROPOSED PLANS	Status	for Approval	Job Ref No	509/02M



Terms

Offers are invited in excess of £950,000 for the freehold interest to be sold with full vacant possession. A purchase at asking price reflects a very low capital value of approximately £237 per sq ft.

Tenure

The freehold interest is to be sold with full vacant possession

VAT

We have been informed that property is elected for VAT.

Data Room

A data room has been set up and access is available on request.

Viewings

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

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