



**Church Street, Esher
KT10 8QS**

**£8,000 Per Annum
EPC Current Band:**

To Let
Unique Commercial Unit

A charming stock brick two storey period office tucked away in the centre of Esher village.

The building has previously been used as offices, an architect's studio and a tailor's workshop therefore has adaptable use, subject to planning. Although there is no parking the property benefits outside space and a modern storage shed.

Plot Size 38' X 25'
Built Area 400sq ft
WC & Tea/Coffee Kitchentte
Garden Shed 10' X 10'

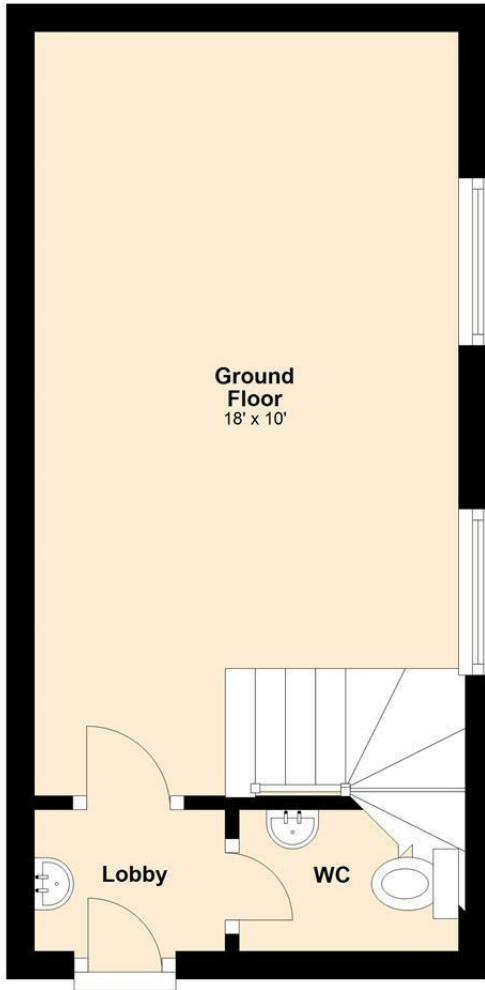
To let on a full repairing and insuring lease at a rent of £8000 pa.

Note: The building is tucked away behind retail units and not visible from the road with pedestrian access only.

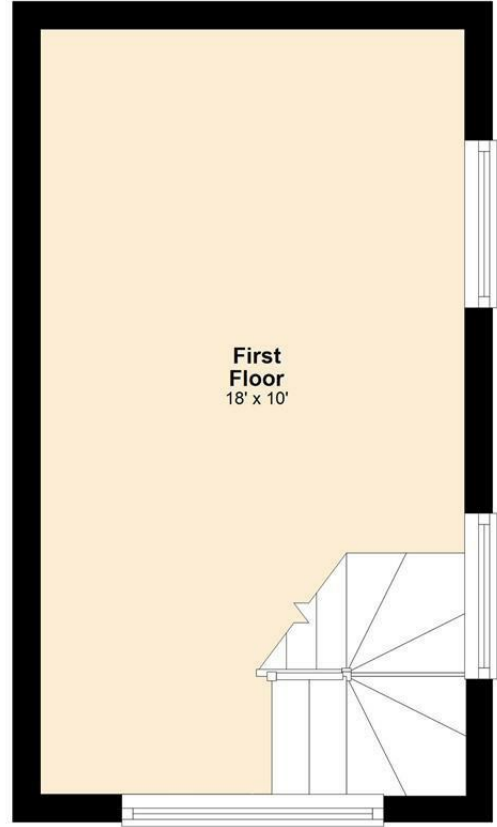
EPC Rating 85 (D)



Ground Floor



First Floor



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser or advisor. Tomkins Davis have not tested any apparatus, equipment, fixtures and fittings or services therefore cannot verify that they are in good working order or fit for purpose. Neither have we checked any legal documentation to verify the leasehold or freehold status of the property and advise any purchaser to obtain verification from their solicitor or surveyor.