

CURCHODS



Inn House

164 Portsmouth Road, Cobham, Surrey, KT11 1HS

3 Bedrooms | 2 Bathrooms | 5 Reception Rooms

Asking Price £850,000

Freehold



An excellent and unique opportunity to purchase a commercial/retail property with living accommodation, on the main route between Cobham and Esher. For the past 35 years, the premises have been occupied by a very successful Graphics / IT Web Design business, which has greatly benefited from passing trade, reducing the need to advertise. The property has retail / light industrial usage and has a car park to the rear accessed by a shared driveway. The building is an attractive period cottage which is mentioned in the Cobham History Book, offering generous living accommodation in addition.

EPC D | Council Tax Band C



Key Features

- Rarely available commercial unit with residential accommodation
- Highly advantageous location for passing trade
- Site comprises of a 2-storey freehold, mixed use detached building
- Offering just shy of 2,000 square feet
- Opportunity to convert to residential (STPP)
- Car park to the rear for 4 vehicles via a shared driveway
- 0.5 miles from the centre of Cobham
- Recently re-fitted kitchen and ground floor shower room

Location

Inn House is located a short distance of Cobham High Street, on the Portsmouth Road heading towards Esher. The A3 and M25 junctions are also located close by, providing routes to London, the coast and links to London's two main airports. In addition, a train service runs to London Waterloo in some 42 minutes from Cobham and Stoke D'Abernon station.

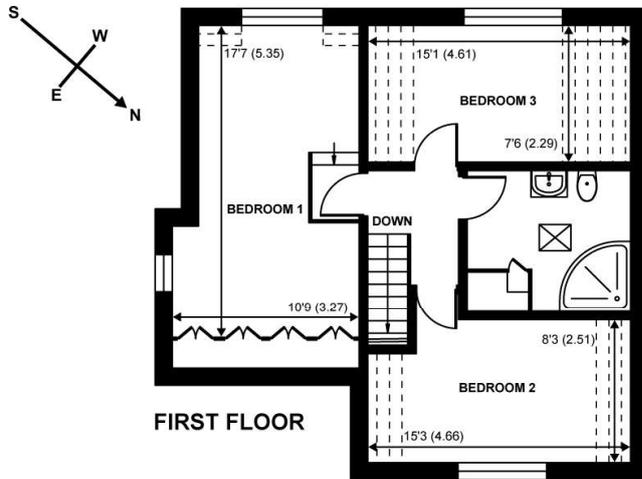
Additional Information

Our client has advised that the property has mains drainage, gas, water and electricity.

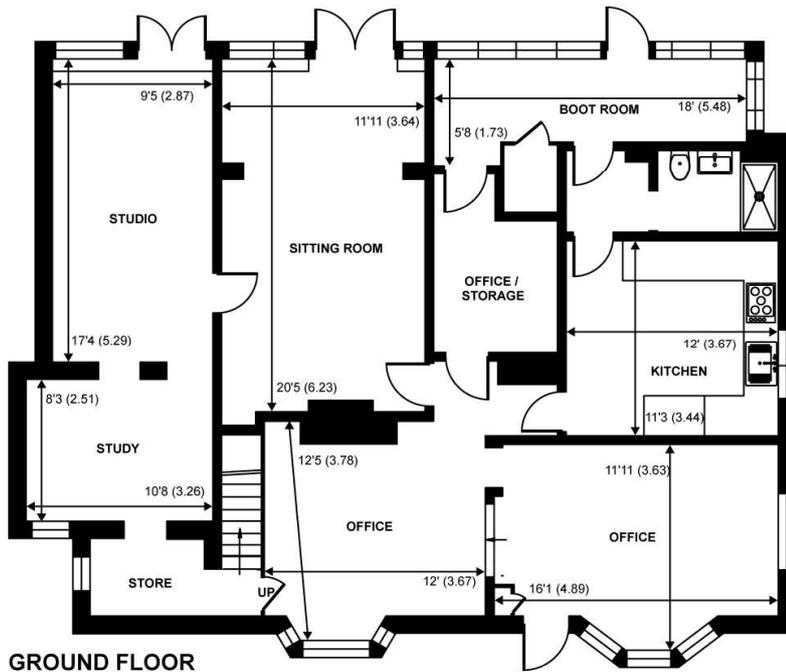


Approximate Area = 1846 sq ft / 171.4 sq m
 Limited Use Area(s) = 92 sq ft / 8.5 sq m
 Total = 1938 sq ft / 179.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Simpsons Estate Agents ta Curchods. REF: 1387462

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Reference: CCM260032

