

# MARQUIS OF GRANBY

PORTSMOUTH ROAD, ESHER, LONDON KT10 9AL

savills

SUBSTANTIAL FREEHOLD PUBLIC HOUSE FOR SALE - OFFERS INVITED





## HIGHLIGHTS INCLUDE:

- Rare opportunity to acquire a prominent roadside public house
- Detached pub with car parking for approximately 40 vehicles
- Situated fronting Scilly Isles Junction (Portsmouth Road and Kingston Bypass)
- Large site area of approximately 0.948 acres (3,836 SQ M)
- Approximately 30,000 daily vehicular movements
- Located adjacent to Esher Train Station
- Likely to be of interest to commercial roadside operators
- Substantial offers invited for our client freehold interest with the benefit of vacant possession

## LOCATION

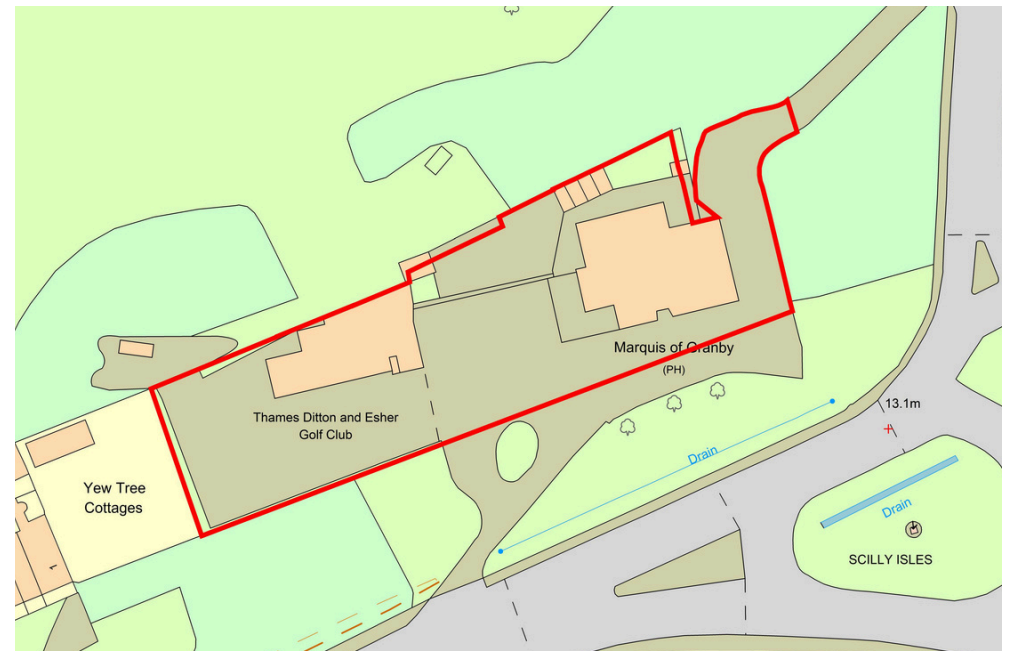
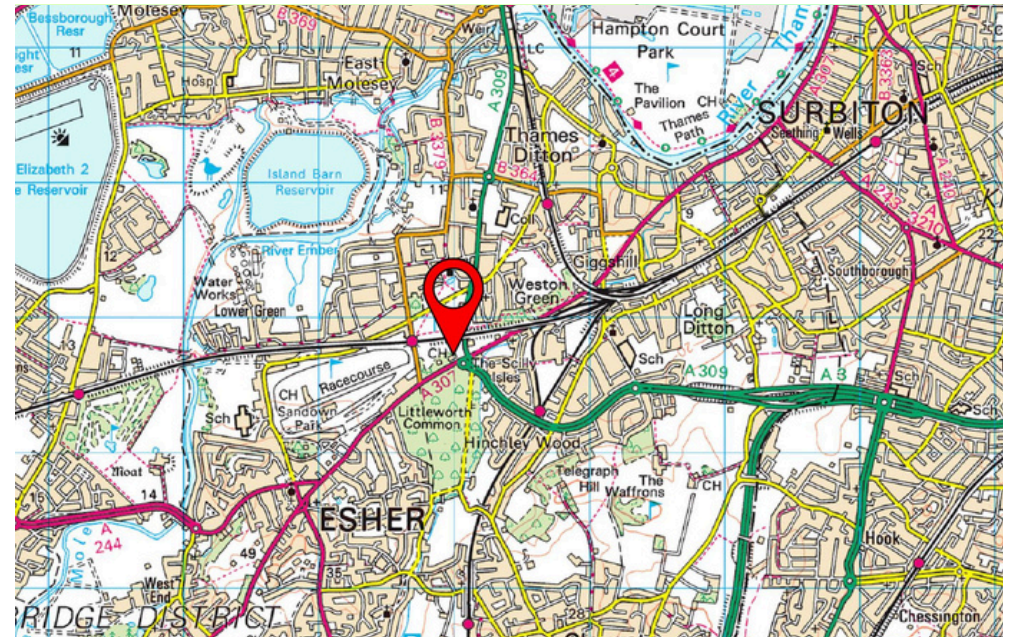
The property is located in Esher within the Borough of Elmbridge in north Surrey, 7.1 miles (11.4 kilometres) west of Wimbledon and 14.1 miles (22.7 kilometres) southwest of Central London. The property occupies a prominent position fronting Scilly Isles Junction which benefits from an estimated daily traffic flow of approximately 30,000 vehicle movements (Source: Department for Transport).

The property benefits from strong public transport links with Esher Train Station located just north which provides direct train services to London Waterloo in under 28 minutes. Other notable leisure venues include Sandown Park Racecourse which is located 0.7 miles (1.2 Miles) southwest of the property.

## DESCRIPTION

The property consists of a two storey detached building with painted front and side elevations beneath a multi-pitched roof. Externally, there is car parking available for approximately 40 vehicles.

The site extends to approximately 0.948 of an acre and includes the adjoining building which is currently occupied by Thames Ditton & Esher Golf Club as shown by the attached promap (this is for identification purposes only).



## LINKS

GOOGLE STREET VIEW



BIRDS EYE VIEW



## ACCOMMODATION

**Ground Floor** The ground floor provides an open plan trading area with central bar servery. Ancillary areas comprises of customer and disabled WC's, a trade kitchen, cold store and beer cellar which are located to the rear.

**First Floor** The first floor provides managers accommodation comprising of five double bedrooms, one single bedroom, an large open plan kitchen, lounge as well as two bathrooms and a separate utility room.

**Externally** There is an enclosed customer area to the side of the property as well as a car parking suitable for approximately 40 vehicles.

## TENURE

The property is held freehold (Title Number SY337135).

It will be sold subject to and with the benefit of a lease (Title Number SY883219) to The Thames Ditton & Esher Golf Club which expires in March 2034 and has a current rent passing of £12,500 per annum. The lease is subject to an open market reviews with the next review in June 2030 and is contracted inside the security of tenure provisions of the Landlord and Tenant Act 1954.

## PREMISES LICENCE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003 the premises are permitted to sell alcohol at the following times:

- Monday to Sunday: 07:00 - 02:00



## PLANNING

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The property is not listed or located within a conservation area however, it is situated within the Green Belt.

## EPC

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In the course of preparation.

## RATEABLE VALUE

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April 2026 - £24,500

## TERMS

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Substantial offers invited for our clients freehold interest with the benefit of vacant possession.

## VAT

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Please note that VAT, if applicable, will be payable in addition to the purchase price.

## MONEY LAUNDERING

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Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



## VIEWINGS

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All viewings must be arranged strictly by appointment with the sole selling agent Savills.

## CONTACT

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