

**CHURSTON HOUSE, GROUND FLOOR,
PORTSMOUTH ROAD, ESHER, SURREY,
KT10 9AD**



**PROMINENT MAIN ROAD PREMISES
NOW WITH OPEN CLASS E USE
MEDICAL/GYM/NURSERY USES CONSIDERED**

TO LET

APPROX 785 SQ FT (72.9 SQ M)



LOCATION

The property occupies a prominent position on the Portsmouth Road (A307), close to the Scilly Isles roundabout junction of the Kingston by-pass (A3) and Hampton Court Road (A309), and is within 250 metres of Esher mainline railway station and 350 metres of Esher town centre. Majestic Wine Warehouse, and the mainline station offers a fast and frequent service to London Waterloo (approximate journey time 28 minutes).

DESCRIPTION

The property comprises a ground floor showroom/offices and benefit from floor to ceiling height display window frontage onto the Portsmouth Road. In addition, there is a level paved forecourt immediately in front of the display windows with 4 allocated parking bays to the rear of the building.

PLANNING

The premises now have consent for open Class E use.

AMENITIES

- ◆ Floor to ceiling height display window frontage
- ◆ Toilet
- ◆ Tea point
- ◆ Forecourt
- ◆ 4 car parking spaces

**TERMS**

The premises are available on a new full repairing and insuring lease for a term to be agreed.

ACCOMMODATION

Approx 785 sq ft frontage to Portsmouth Road approx 8.7 m

RENT

£28,000 per annum exclusive

VAT

We are advised the property is not elected for VAT.

RATES

Rateable Value

Rates Payable (2026/7)

£21,750

£8,308.50

We would strongly recommend that you verify these figures with Elmbridge Borough Council.

EPC

Rating E (110)

ANTI MONEY LAUNDERING

To comply with statutory Anti Money Laundering regulations, Cattaneo Commercial Ltd undertake standard, personal and Company AML checks on successful Purchasers and Tenants and also Vendors and Landlords and any other entity that has an interest in the property.

For further information or to arrange an inspection please contact sole agents:

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