

**PRIME TOWN CENTRE
RESIDENTIAL / RETAIL DEVELOPMENT OPPORTUNITY**

**FREEHOLD
FOR SALE**

**DEVELOPMENT
OPPORTUNITY
FOR SALE**
CATTANEO
COMMERCIAL
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**6-8 & 10A CHURCH STREET
ESHER | SURREY | KT10 8QS**



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INVESTMENT SUMMARY

- ◆ Esher is a thriving, affluent residential and commercial town known for its outstanding schools, restaurants and leisure facilities, including Sandown Park Racecourse.
- ◆ Comprising a self contained 2 storey property which previously traded as a bar and restaurant.
- ◆ Planning consent has been granted for the conversion of the first floor and a new build of the second floor to provide 4 x 1-bed flats totalling 2,042 sq ft (189.8 sq m) and 2 ground floor retail units totalling 872 sq ft. (81 sq m).
- ◆ In the rear garden there is a single storey building (10A Church Street) which, if extended in line with the consent granted to 398 sq ft (37 q m), we are advised that an application can be made for a change of use under Permitted Development Rights (PDR) to residential use but this can only be applied for after the extension has been built. Subject to formal application.
- ◆ We consider the property renders itself for further development/enhancement to be in line with neighbouring properties.
- ◆ A CIL payment was assessed in 2023 at £30,212 plus Index Linked increases.
- ◆ **Freehold.**
- ◆ We are advised that the property is not elected for VAT.



We are instructed to seek offers on an unconditional basis in excess of **£800,000 (Eight Hundred Thousand Pounds)** subject to contract and exclusive of VAT.



TO HEATHROW AIRPORT

TO KINGSTON

Sandown Park Racecourse

6-8 & 10A CHURCH STREET

Esher High St

Caffè Nero

Tesco Express

Waitrose

Esher High St

TO M25

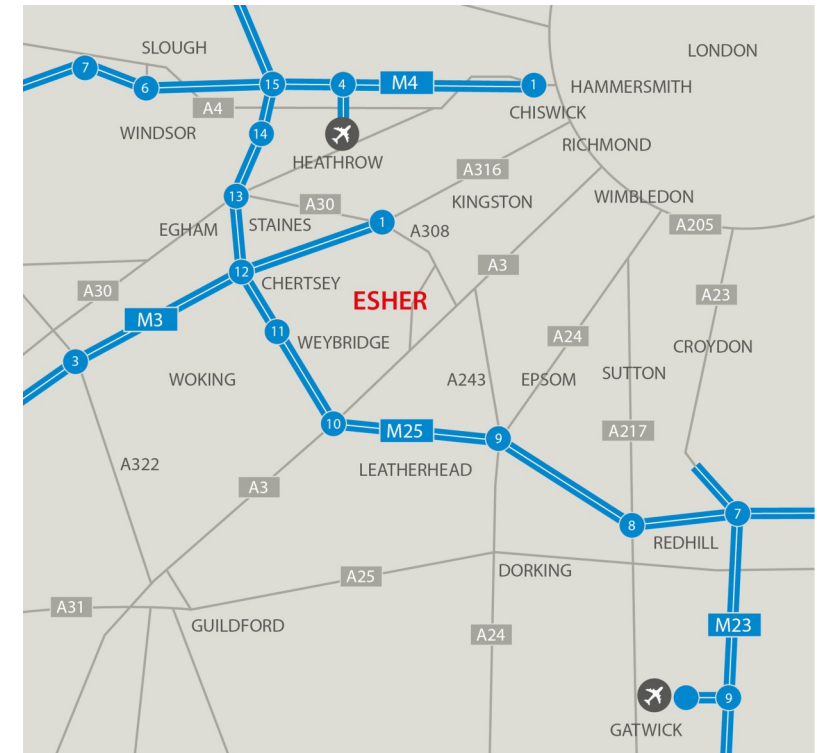
LOCATION

Esher is an affluent Surrey commuter market town located in the Borough of Elmbridge. There is a thriving high street providing a wide range of fashion shops, along with both branded and independent restaurants, bars and pubs. Esher is also the home of Sandown Park Racecourse.

Located within the M25 being approximately 15 miles south west of Central London, 14 miles east of Guildford and 4 miles south west of Kingston upon Thames.

There are excellent road and rail communications with the A3 being 1.7 miles to the south whilst Junction 10 of the M25 motorway is approximately 6 miles to the south west of the town. Esher provides regular rail services to London Waterloo with a 30 minute journey time.

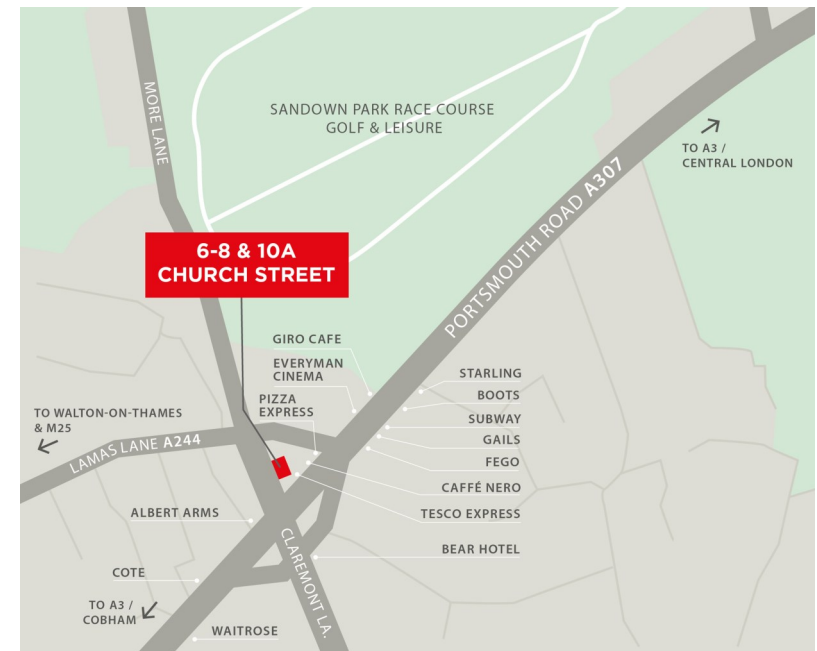
Esher is approximately 11 miles from Heathrow Airport and 24 miles from Gatwick Airport.



COMMUNICATIONS

(approximate times and distances)

	London Waterloo	30 Minutes	
	Clapham Junction	25 minutes	
	Wimbledon	20 minutes	
	M25 (Junction 10)	6 miles	9.7 Km
	A3	1.7 miles	2.74 km
	M3	5 miles	8.04 km
	Heathrow Airport	11 miles	17.70 km
	Gatwick Airport	24 miles	38.62 Km

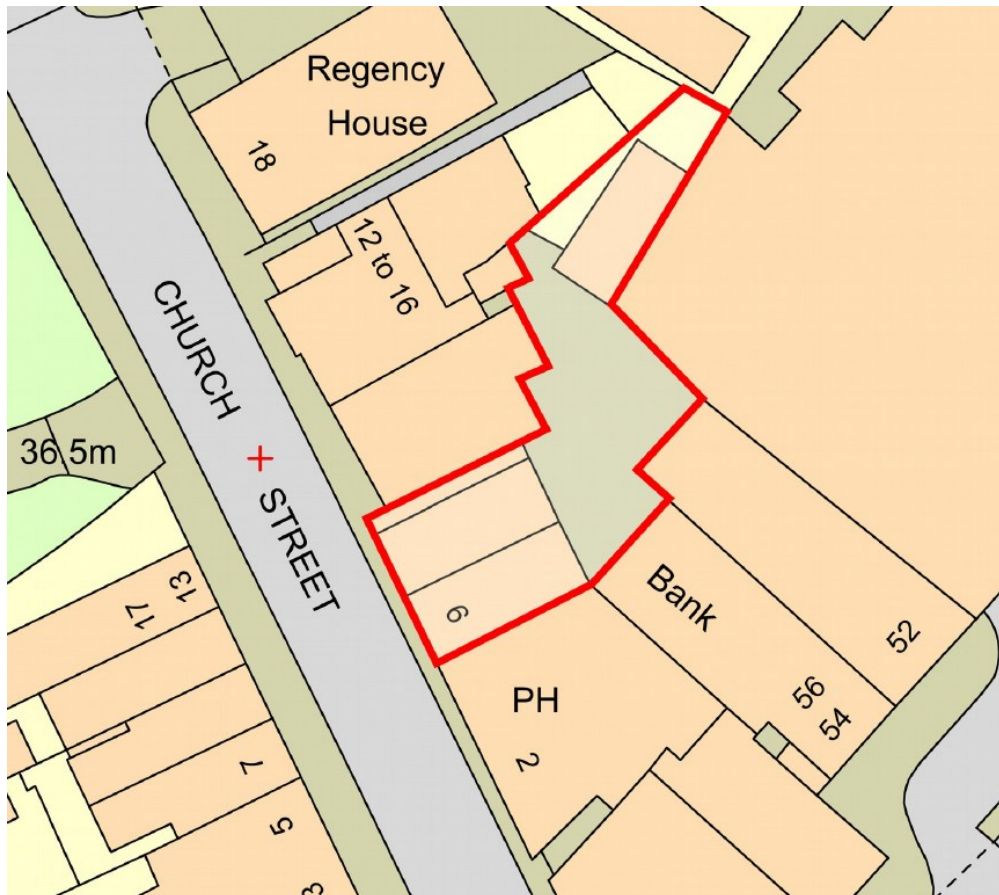


THE PROPERTY

DESCRIPTION

A self-contained 2 storey vacant property comprising a number of rooms, designed and fitted out as a bar, restaurant and nightclub.

At the rear of the building is a garden / patio, covering the entire width of the site. Included within this area is a single storey vacant building comprising one room, kitchen area and WC.



Indicative site plan - not to scale



10a Church Street self-contained detached building, possible resi conversion STP



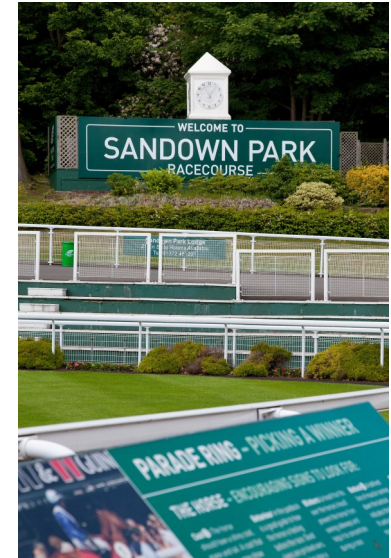
10a Church Street rear garden

DEVELOPMENT OPPORTUNITY

- ◆ Planning consent was granted on the 22nd April 2024 for a change of use of the 1st floor from Food and Drink (Class E(b) to Residential (C3) use and an additional storey (2nd floor) to form 4 flats in total with external rear access staircase and alterations to the fenestration.
- ◆ The development provides for the conversion of the first floor with a new building construction of the second floor to provide 4 x 1-bed flats totalling 2,042 sq ft (189.8 sq m) with an enlarged ground floor Class E use for 2 units totalling 872 sq ft (81 sq m).
- ◆ Within the rear garden there is a single storey building (10A Church Street) which, if extended internally in line with the consent granted to 398 sq ft (37 q m), we are advised an application can be made for a change of use under Permitted Development Rights (PDR) to residential use but this can only be applied for after the extension has been built. Subject to formal application.
- ◆ We are advised that the council rescinded the need for affordable housing contributions on schemes of less than 10 units in July 2025 whereby the only contribution outstanding would be a CIL payment which, based on 2023 prices, was assessed at £30,212 plus Index Linked increases.
- ◆ Detailed drawings are available on request.



LOCAL AREA



TENURE

Freehold.

VAT

We are advised that the property is not elected for VAT.

BUSINESS RATES

Address	Rateable Value	Rates Payable 2025 /26
10A Church Street	£ 6,700	£ 3,349.33
8 Church Street	£30,000	£14,970.00

We are unable to find a separate assessment for 6 Church Street

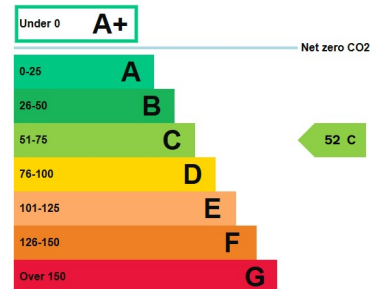
The above information has been obtained from the VOA website. All parties are asked to verify this information with the local authority Elmbridge Borough Council.

EPC

6-8 Church Street

Valid until 23rd February 2032.

This property's energy rating is C.



10A Church Street

To be commissioned.

ANTI-MONEY LAUNDERING

The successful purchaser will be required to provide certain documentation to satisfy the current Anti-Money Laundering (AML) legislation. These documents will be requested at a relevant time.

PROPOSAL

We are instructed to seek offers in excess of **£800,000 (Eight Hundred Thousand Pounds)** subject to contract and exclusive of VAT.

DATA ROOM

Additional information to support the sale can be found in a secure data room. Details for access can be provided upon request.

VIEWINGS

Inspections of the property are strictly by prior appointment only via **Cattaneo Commercial Limited** and **Jones Granville** as joint sole agents. Details of viewing days will be arranged with dates and times available upon request. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agents.

CONTACT INFORMATION

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JONES GRANVILLE

CHARTERED SURVEYORS AND COMMERCIAL PROPERTY CONSULTANTS

Consumer Protection from Unfair Trading Regulations 2008

Cattaneo Commercial for themselves and for the vendors of this property whose agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser/tenant should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Cattaneo Commercial has any authority to make or give any representation or warranty whatever in relation to this property.