

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



**PROMINENT MAIN ROAD FURNITURE/WINDOW
SHOWROOM/CLASS E OTHER USES CONSIDERED
SUBJECT TO PLANNING.**

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 currently have consent for Class E Retail for the sale of furniture and internal and external doors, but this use could potentially be widened to include other retail uses subject to the appropriate planning consent being obtained.

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. The Landlord will require some flexibility on a rolling break at anytime after the second year upon 3 months notice.

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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