
PRIME CLASS E DOUBLE SHOP UNIT

TO LET

23 HIGH STREET, ESHER, KT10 9RL



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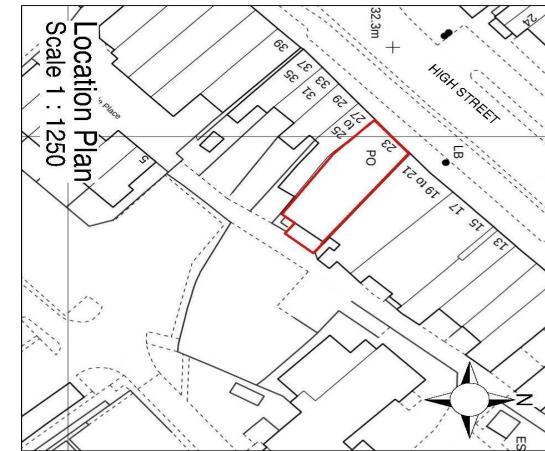
DESCRIPTION

The premises comprise a large open plan showroom/sales area which benefits from a substantial glazed double frontage to Esher High Street of over 32 feet (10 m). There is a recessed central double entrance door. The main sales area has a maximum floor to ceiling height of 3.50m and minimum beneath beam 2.86m. The premises are predominantly arranged over the ground floor with a small first floor providing two offices, a storeroom, kitchen and male and female toilets. There is a rear access door to the ground floor show room from Community Way and a single parking bay.

ACCOMMODATION

The premises provide the following approximate floor areas:

FLOOR	SQ FT	SQ M
First	260	24.2
Ground	3050	283.4
TOTAL	3,310	307.6



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LOCATION

The property is situated in Esher, an affluent commuter town just 30 minutes by train from Central London.

The premises are very prominently situated in the centre of a parade of shops and bookmarked by **Boots** and **Esquires Coffee**. Other occupiers on the parade include **Farrow and Ball**, **Gail's**, **Killik and Co**, **Lark**, **Subway**, **Headmasters** and **Starling Michelin Star Restaurant**. The premises are directly opposite **The Everyman Cinema** and **The Good Earth Chinese Restaurant**.



AMENITIES

- To be provided as seen.
- Rear access via shared slip road.
- Ideal for a variety of uses including retail, restaurant, medical and office use
- One parking bay to rear

LEASE

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

RENT

£90,000 per annum exclusive.

VAT

The property is elected for VAT.

EPC

We understand the premises currently have a rating of E(115).

BUSINESS RATES 2026/27

Rateable Value	£73,500
Rates payable	£31,605

All parties are to be advised to make their own enquiries to Elmbridge Borough Council to verify these figures.

Viewing is strictly by appointment via sole agents, Cattaneo Commercial Limited:

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Particulars updated 23/03/26

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