

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



**PROMINENT MAIN ROAD RETAIL SHOWROOM  
STPP.**

**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**

An application has been submitted to the LPA to widen the planning to all retail uses.

The LPA seem to be supportive of this change and consent is expected shortly.

**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:

**ANDREW ARMIGER**  
020 8481 4741  
andy@cattaneo-commercial.co.uk

**TIM WILKINSON**  
020 8481 4745  
tim@cattaneo-commercial.co.uk

**CATTANEO COMMERCIAL LTD**  
19-23 High Street  
Kingston upon Thames  
Surrey KT1 1LL  
www.cattaneo-commercial.co.uk



**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.