E (Commercial / Business / Service), Office, Retail

TO LET / FOR SALE

CURCHOD&CO



The Old Post Office

81 High Street, Esher, KT10 9QA

Attractive period building To Let/For Sale of interest to occupiers, investors, developers.

7,114 sq ft

(660.91 sq m)

- Located on Esher high street
- Substantial amenities nearby
- 20 car parking spaces
- Potential for alternative uses STP.
- Attractive period building, rarely available

The Old Post Office, 81 High Street, Esher, KT10 9QA

Summary

Available Size	7,114 sq ft
Rates Payable	£81,000 per annum
Rateable Value	£168,750
Service Charge	ad-hoc
EPC Rating	D (96)

Description

The Old Post Office comprises a striking self-contained office/retail premises with the front of the building arranged over 3 storeys and was most recently a retail unit. To the rear of the building is a modern two storey office extension arranged over ground and first floor, which can be separately accessed from an entrance to the side of the building or from the rear car park. The offices provide mainly open plan accommodation and benefit from suspended ceilings, inset lighting and comfort cooling.

The property benefits from a self contained car park providing 20 car parking spaces, access to the parking is via the Claremont lane public car park.

Location

Esher is an attractive and prosperous town situated 14 miles southwest of central London. The Old Post Office is prominently located on the High Street (A307) of Esher Town Centre, close to the junction of Claremont Lane (A244) which offers a direct route to the A3 approximately 2 miles distant. The A3 offers a direct route to Central London to the North (14 miles) and junction 10 of the M25 (approximately 7 miles South) to both Heathrow and Gatwick airports and the national motorway network.

The Old Post Office is a ideally located for the high street which provides a mix of local and national retailers, cafes and restaurants.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement - Front Building	261	24.25	Available
Ground - Front Building	1,027	95.41	Available
1st - Front Building	1,013	94.11	Available
2nd - Front Building	923	85.75	Available
Ground - Rear Building	1,922	178.56	Available
1st - Rear building	1,968	182.83	Available
Total	**7,114**	**660.91**	

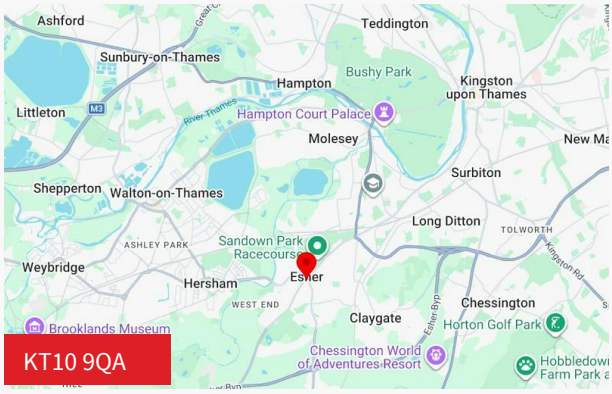
Anti-Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the transaction.

Prices are quoted exclusive of VAT which may be charged.





Viewing & Further Information

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