

OPPOSITE SANDOWN PARK IN ESHER CLASS 'E' (FORMER DENTAL SURGERY) BUILDING TO LET



Eton House, Hillbrow Road, Esher, Surrey KT0 9UD

Location

The property is situated on a quiet residential road directly opposite Sandown Park Racecourse and within easy reach of Esher Town Centre and Railway Station.

Type

A modern detached former Dental Surgery Practice arranged over ground, first and second floors with two/three car parking spaces.

Area

Gross Internal Area – 1,350 square feet (125 square metres).

Lease

A new full repairing and insuring Lease for five years and upwards.

Rent

£35,000 per annum exclusive.

Planning

Currently Planning Use Class 'E' (Dental Surgery). Suitable alternative Uses include Offices, Medical (Non-Dentistry) and Leisure.

Business Rates

£11,727 approx payable for the current Rating Year ending 31st March 2026.

Further Details/Viewing

Please contact Sole Agents, Wallakers Commercial on 020 8399 5381.

smullaney@wallakerscommercial.com or csandys@wallakerscommercial.com

Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

LOCATION:	<p>The property is situated on a quiet residential road at the junction of Hillbrow Road with the A307 Portsmouth Road leading into Esher Town Centre.</p> <p>The property is situated directly opposite Sandown Park Racecourse and public car park. The ample shopping and transport facilities of Esher Town Centre and BR Station (London Waterloo 30 minutes) are close by.</p>
DESCRIPTION:	<p>A detached three storey former Dental Surgery building with private off-street parking area to the side.</p> <p>The Interior of the building comprises the following layout/areas:</p> <p><u>Ground Floor:</u></p> <p>Hallway Entrance Lobby, Waiting Room and Reception Office, Disabled Washroom Facility.</p> <p><u>First Floor:</u></p> <p>Two Surgery/Office Rooms, X-Ray Room and De-Contamination Room, Small Washroom Facility.</p> <p>Staircase to:</p> <p><u>Second Floor:</u></p> <p>Large Staff Room and Kitchenette with Two Storage Rooms off.</p> <p>GROSS INTERNAL AREA – 1,350 SQUARE FEET (125 SQUARE METRES).</p> <p>Features include:</p> <ul style="list-style-type: none">* Wall mounted air conditioning units;* Three phase electrical power supply;* Underfloor heating system (ground floor only);* Double glazed window and door units;* Suspended ceilings with modern diffused lighting fitments;* Modern grey laminate floor coverings throughout;* Ample storage space;* Fully fitted staff kitchen area.
PLANNING:	<p>The property falls under Planning Use Class 'E' (Dental Surgery) with other allowable uses to include Office, Medical, Leisure and Educational Uses.</p>
BUSINESS RATES:	<p>The annual Business Rates payable for the year ending 31st March 2026 are £11,727.</p>
LEASE:	<p>The property is offered on a brand new effective full repairing and insuring Lease for a term of five years and upwards.</p>
ANNUAL RENT:	<p>£35,000 per annum exclusive.</p>

**ENERGY PERFORMANCE
CERTIFICATE:**

An EPC has been commissioned and will be made available to all interested parties.

LEGAL COSTS:

Each party to cover their own legal costs.

FURTHER DETAILS/VIEWINGS:

By application to Sole Agents, Wallakers Commercial on 020 8399 5381.

Seamus Mullaney:

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