

**Lot 18, Cote Brasserie, 102-106 High Street, Esher,  
Surrey KT10 9QJ**

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



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## Property Information

### Virtual Freehold High Street Restaurant Investment

- Let to Côte Restaurant Group Ltd until October 2036
- Extensive frontage on High Street
- Prominent location in town centre
- Highly affluent Surrey commuter location
- Nearby occupiers include Waitrose supermarket, Pizza Express, Gail's Bakery, Café Nero, Gigging Squid, Everyman Cinema & Boots.

**Lot** 18  
**Auction** 26th March 2026

**Rent** £105,000 per Annum Exclusive  
**Status** Available

**Sector** High Street Retail  
**Auction Venue** Live Streamed Auction

### Location

**Miles** 4 miles south-west of Kingston upon Thames, 14 miles north-west of Guildford  
**Roads** A3, A307, A309, M25 (Junction 10)  
**Rail** Esher Railway Station  
**Air** London Heathrow Airport

### Situation

The property is prominently situated on the northern side of High Street, in the heart of Esher town centre. Esher Railway station provides a fast and frequent service to London Waterloo within 30 minutes. Nearby occupiers include Waitrose supermarket, Pizza Express, Gail's Bakery, Café Nero, Gigging Squid, Everyman Cinema & Boots. Waitrose supermarket car park and other public car parking is nearby, with parking for approximately 150 cars. Sandown Park Racecourse is also located nearby, at the end of High Street (A307).

### Tenure

Virtual Freehold. 999 year lease from 23/08/2016 at a peppercorn ground rent.

### EPC

Band C

### Description

The property comprises a ground floor restaurant with ancillary accommodation on the basement floor, forming part of a larger building.

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Restaurant Ancillary	220.21 18.96	(2,370) (204)	CÔTE RESTAURANT GROUP LTD (t/a Côte)	25 years from 24/10/2011	£105,000	24/10/2026 (2)
<b>Total</b>		<b>239.17</b>	<b>(2,547)</b>			<b>£105,000</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

(2) The rent is subject to open market 5 yearly upward only rent reviews.

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## Contacts

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