



106-108 Guildford Street

Chertsey, KT16 9AH

## Rare Freehold Vacant Retail Unit with Long Leasehold Uppers

1,636 sq ft

(151.99 sq m)

- Freehold retail shop with vacant possession
- Great owner occupier opportunity
- Also available to let on a new lease
- 4 above flats sold off on long leasehold with combined £400 per annum ground rent
- 2 designated car parking spaces with customer parking nearby
- Prominently located on established retail parade with extensive frontage
- Grade II Listed

## Summary

Available Size	1,636 sq ft
Rent	£32,500 per annum
Price	Offers in the region of £450,000
Rates Payable	£6.33 per sq ft
Rateable Value	£20,750
EPC Rating	D (97)

## Description

The available freehold is grade II listed and comprises of a large ground floor retail unit with vacant possession, and four residential flats above that have each been sold off on long leasehold.

The ground floor retail unit, which can be let on a new lease, benefits from being carpeted and decorated throughout, LED striplights, and rear storage, kitchenette and W.C together with 2 car parking spaces with access from a service yard on White Hart Row.

Each flat is currently paying £100 per annum in ground rent, and have the following terms:

Flat 1: 150 years from January 2005

Flat 2: 150 years from August 2004

Flat 3: 125 years from June 2004

Flat 4: 150 years from July 2004

## Location

The property is located in a terrace of retail units on Guildford Street, Chertsey. The local retail, leisure and hospitality amenities are all within easy walking distance. Chertsey railway station is approximately 5 minutes on foot from the subject property. Road communications are also excellent, with Junction 11 of the M25 just 1.5 miles away via A317 and A320.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,636	151.99	Available
<b>Total</b>	<b>1,636</b>	<b>151.99</b>	

## Terms

The freehold of the property is available, held under title number SY716756.

Alternatively, a new lease is available directly from the landlord.

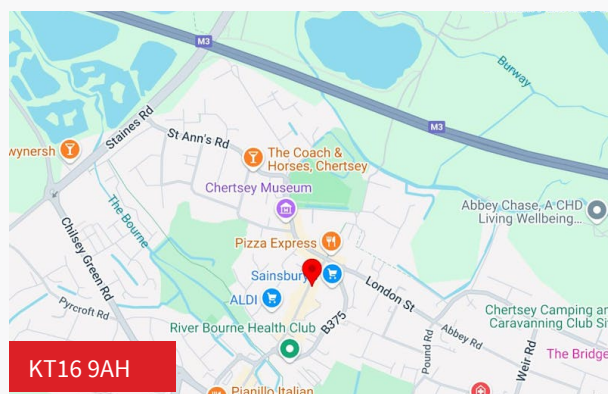
## Anti Money Laundering

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 their own legal costs incurred in this transaction.

All prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

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