

Chertsey - 47 Guildford Street - Shop To Let

- **Neighborhood Parade**
- **In between station and town centre**
- **Off street parking available.**
- **Suitable for retail and leisure uses, STPP**

Location

Located in a small neighborhood parade, in between Chertsey Station and the town centre. Street provides around 10 shops, with off street parking, adjacent to Londis with pubs, shops and restaurants in the immediate area.

Size

The property is arranged over ground floor only with the following approximate dimensions and areas:

Internal Width	17 ft 5 inches	5.3 m
Ground Floor NIA	1,432 sq ft	133.1 sq m

Lease

The property is held on a full repairing and insuring lease, due to expire on 27th Feb 2027 at a current passing rent of £26,870 pa with one further rent review due in Feb 2022.

The lease includes the first floor flat, currently let on an AST producing £11,400 pa. Further details available on request.

Planning

The property has planning for Sui Generis uses and could suit A1, A2, A3, and D2 uses, subject to planning permission.

Terms

The property is available via an assignment of the existing lease, with an incentive available – subject to status. Alternatively a new sub-lease is available, rent upon application.



Business Rates

The current Rateable Value for the property is believed to be £18,500.

Ingoing parties may be liable for Small Business Rates Relief, and can investigate this further with the local authority.

Interested parties should verify any figures with the Local Authority.

EPC

An EPC is available on request.

Street View Link:

<https://goo.gl/maps/MnSXsSz5HbeG3r3H8>

Link to Map / Location

<https://goo.gl/maps/JwwdNnWnViuX6sED9>

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

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