



'E'-CLASS

FOR SALE

GROUND FLOOR COMMERCIAL PREMISES PLUS UPPER PARTS

1,050 sq ft (97.53 sq m) approx.



10-12 CHERTSEY STREET • GUILDFORD • SURREY • GU1 4HD

LOCATION:

The premises are located within Guildford town centre within easy walking distance of the High Street. Guildford is a bustling town with a wide selection of retailers, restaurants, cafes and bars. Guildford benefits from being located approximately 30 miles south west of London and has good road links connecting to the A3 London to Portsmouth trunk road and in turn the national motorway network at J10 of the M25.

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DESCRIPTION: The property comprises ground and first floor retailing space with additional storage capacity in both the basement and the upper parts. The property is located in a prominent position close to Guildford High Street and comprises the following approximate areas and dimensions:

ACCOMMODATION: *All areas are approximate:*
The property currently comprises of the following accommodation and requires complete refurbishment.

Basement:		<i>Not Measured</i>
Ground Floor:	412 sq ft	(38.27 sq m)
First Floor:	422 sq ft	(39.20 sq m)
Second Floor:	216 sq ft	(20.06 sq m)
Total:	1050 sq ft	(97.53 sq m)

EPC: Energy Performance Certificate, Upon Application.

PRICE: **Guide Price: £425,000.00 for the FREEHOLD INTEREST**

VAT: The premises are not elected for VAT.

BUSINESS RATES: The property is assessed as follows:
Description: Shop and premises
Rateable Value: £19,750.00
Rates Payable: £4,855.25 approx for the 2024/25 financial year.

LEGAL COSTS: Each party to bear their own professional and legal costs in this transaction.

VIEWING: Strictly by prior appointment through the **Sole Agents:**



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NOTE:

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