



RETAIL/OFFICE
INVESTMENT

Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015

FOR SALE/TO LET/LEASE ASSIGNMENT

Ground Floor Retail / Office Premises



28-30 CHERTSEY STREET

GUILDFORD • SURREY • GU1 4HD

LOCATION:

The premises are located in Guildford Town Centre within easy walking distance of the High Street where all of the multi-national retailers can be found. Guildford is a bustling Town with a wide selection of retailers, restaurants, cafes and bars and the property benefits from being located approximately 15 minutes' walk away from the Guildford Main Line Station. London can be reached in 40 minutes by rail and there is an excellent road network to both the A3 and M25 (J10), some 7 miles distant.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

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DESCRIPTION: The property comprises of a double-fronted ground floor shop premises with full head-height Basement area, which could be utilised for either additional retail, office, or, ancillary storage space, having the following approximate dimensions and areas:-

ACCOMMODATION: Please note that the sizes quoted are approximate:

Ground Floor Retail:	5.96 m x 7.93 m = 47.26 sq m	(509 sq ft.)
Basement Room 1:	3.22 m x 3.75 m = 12.07 sq. m	(130 sq ft.)
Basement Room 2:	3.88 m x 2.10 m = 8.15 sq. m	(88 sq ft.)
Basement Room 3:	2.26 m x 3.48 m = 7.86 sq. m	(85 sq ft.)
Basement Room 4:	2.25 m x 2.65 m = 5.96 sq. m	(64 sq ft.)
WC/Cloak:	Not Measured	

TENURE: The premises are currently held under the terms of a 5 years FRI Lease as from 07 February 2014 to 06 February 2019 at a rent of £17,500.00 per annum exclusive and available to be assigned at a nil premium. However, our client Landlord is prepared to grant a new lease, at terms to be agreed, at a commencing rent of £25,000.00 per annum exclusive.

OR

FREEHOLD: Alternatively, the premises are offered for sale by our client Landlord at the figure of £315,000.00 on the basis of a new 999 years Lease term on completion, together with a peppercorn annual Rent of £100.00 and a de minimis Service Charge to cover a contribution towards building insurance and future maintenance external works, which may be required.

VAT: The premises are not elected for VAT.

RATES: Rateable Value: £25,500.00
Rates Payable: **£12,240.00** per annum by the Tenant for the current 2018/19 financial year

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

VIEWING: Strictly by prior appointment through the **Sole Agents, Gascoignes.**



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NOTE:

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