

FOR SALE

(999 YEAR LEASE)

INVESTMENT OPPORTUNITY

VACANT PROMINENT GROUND FLOOR
RETAIL/OFFICE/CONSULTANCY PREMISES



28-30 CHERTSEY STREET • GUILDFORD • SURREY • GU1 4HD

LOCATION:

The premises are located in Guildford City Centre within easy walking distance of the High Street where all of the multi-national retailers are represented. 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 both Guildford Main Line and London Road Railway Stations, where London can be reached in 40 minutes by rail. There are excellent road networks to both the A3 and M25 (J10), some 7 miles distant.

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DESCRIPTION: The property comprises of a double-fronted ground floor shop premises with full head-height to the Basement area, which could be utilised for either additional retail, office, consulting rooms, 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		
Total		81.36 sq. m	(876 sq ft.)

TENURE: The premises are currently vacant, having recently been let as a Music Shop. ERV (Estimated Rental Value), approximately £25,000.00 per annum exclusive. Would suit either an investor, or, owner/occupier.

LONG LEASEHOLD: The premises are offered for sale at the figure of £300,000.00 on the basis of a new 999 years Lease term on completion, together with a peppercorn ground rent of £50.00 per annum and a de minimis Service Charge to cover a contribution towards building insurance and future external works, which will be the liability of any commercial tenant an investor might put into place.

VAT: The premises are not elected for VAT.

RATES: Rateable Value: £25,500.00

Rates Payable: Approximately £12,250.00 per annum for the 2019/20 financial year

VIEWING: The premises are available to view strictly by prior appointment through the Sole Agents.



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NOTE:

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