



**INVESTMENT**

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

## **INVESTMENT OPPORTUNITY**

*Ground Floor Retail Shop Premises*

**FOR SALE (BUSINESS UNAFFECTED)**



*Please note that the adjacent property (32 Chertsey Street) is also for sale, as a commercial investment, in the sum of £325,000.00 and is currently let for a term of 10 years from August 2012 at a rent of £22,500.00 per annum exclusive.*

*Full details upon application.*

**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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# 28-30 CHERTSEY STREET

GUILDFORD • SURREY • GU1 4HD

**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 let to CJAB Ltd under the terms of a 5 years FRI Lease as from 07 February 2014 at a rent of £17,500.00 per annum exclusive.

NB: Our client agreed a concessionary rent to the existing Tenant at the commencement of the term in 2014, whereas the ERV (Estimated Rental Value) at today's date is circa £25,000.00 per annum exclusive.

**FREEHOLD:** The premises are offered for sale at the figure of £350,000.00 plus VAT on the basis of a new 999 years Lease term on completion, together with a peppercorn annual rent of £50.00 and a de minimis Service Charge to cover a contribution towards building insurance and future external works, which will be the liability of the commercial Tenant.

**VAT:** The premises are not elected for VAT.

**RATES:** Rateable Value: £25,500.00  
Rates Payable: **£12,214.50** per annum by the Tenant for the current 2017/18 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:**

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.