

*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 (28-30 Chertsey Street) is also for sale, as a commercial investment, in the sum of £315,000.00 and is currently let for a term of 5 years from February 2014 at a rent of £17,500.00 per annum exclusive (ERV circa £25,000.00 per annum). Full details upon application.*

### **32 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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# 32 CHERTSEY STREET

GUILDFORD • SURREY • GU1 4HD

**DESCRIPTION:** The property comprises of a double-fronted ground floor shop premises with Tea Station, office and W/C Cloakroom on the ground floor, together with an office/ancillary storage space on the 1st Floor reached by an internal staircase from the rear of the shop premises.

**ACCOMMODATION:** Please note that the sizes quoted are approximate:

Ground Floor Retail: 7.25 m x 8.4 m narrowing to 5.01 m x 4.57 m  
in part = 47.47 sq m (511 sq ft.)

Ground Floor Office: 3.75 sq. m (40 sq ft.)

Ground Floor Tea Station: 0.8 sq. m (9 sq ft.)

1st Floor Office: 2.26 m x 3.48 m = 7.86 sq. m (85 sq ft.)

**TENURE:** The premises are currently let to Shorash Bayez Hassan under the terms of a 10 years FRI Lease as from 03 August 2012 at a rent of £22,500.00 per annum exclusive.

**FREEHOLD:** The premises are offered for sale at the figure of £315,000.00 on the basis of a new 999 years Lease term on completion, together with a peppercorn ground annual Rent of £100.00 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: £19,750.00  
Rates Payable: **£9,480.00** 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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