

# E (Commercial / Business / Service), Investment, Retail

FOR SALE



CURCHOD&CO



2 Windsor Street

Chertsey, KT16 8AS

**Grade II listed retail investment with vacant 2-bedroom flat**

**1,722 sq ft**

(159.98 sq m)

- Located in the centre of Chertsey
- Grade II Listed
- 2 bedroom flat with vacant possession
- Ground floor income of £10,000 per annum
- 10 year lease expiring 2033 (break and rent review in 2028)

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 1,722 sq ft                        |
| Price          | £410,000 Offers in excess of       |
| Rateable Value | £6,100                             |
| Service Charge | Adhoc                              |
| VAT            | To be confirmed                    |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | Upon enquiry                       |

## Description

The property comprises a mixed-use investment arranged over ground and upper floors, including a ground floor retail unit with a self-contained residential flat above. The ground floor is let to Christmas Bakery Holdings Ltd at a rent of £10,000 per annum for a 10 year term commencing 2023. There is a rent review and tenant break option in 2028. There is a small rear external garden on the ground floor with a store.

The upper parts comprise a self-contained residential flat, providing an additional income stream. Once fully let, the property will offer a diversified and secure income producing asset, appealing to private investors seeking both stability and reversionary potential. The Landlord has interest in the flat at a rent of £1,500 per calendar month.

## Location

The property is prominently situated on Windsor Street in the heart of Chertsey, a well established retail pitch. The immediate area comprises a mix of independent retailers, service providers, and residential accommodation, generating consistent footfall throughout the day.

Chertsey benefits from strong transport connectivity, with Chertsey railway station providing direct services to London Waterloo, and convenient access to the M25 (Junction 11), enhancing accessibility to the wider Surrey and Greater London area. The town has a growing residential population, supporting local retail and service demand.

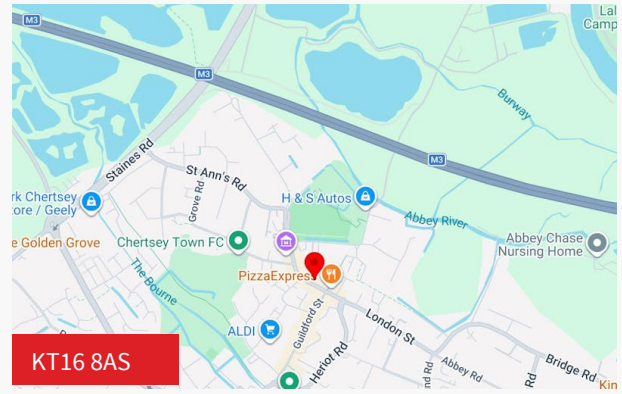
## Accommodation

The accommodation comprises the following areas:

| Name                 | sq ft        | sq m          |
|----------------------|--------------|---------------|
| Ground - Retail      | 538          | 49.98         |
| 1st - 2 Bedroom Flat | 1,184        | 110           |
| <b>Total</b>         | <b>1,722</b> | <b>159.98</b> |

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



## Viewing & Further Information

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