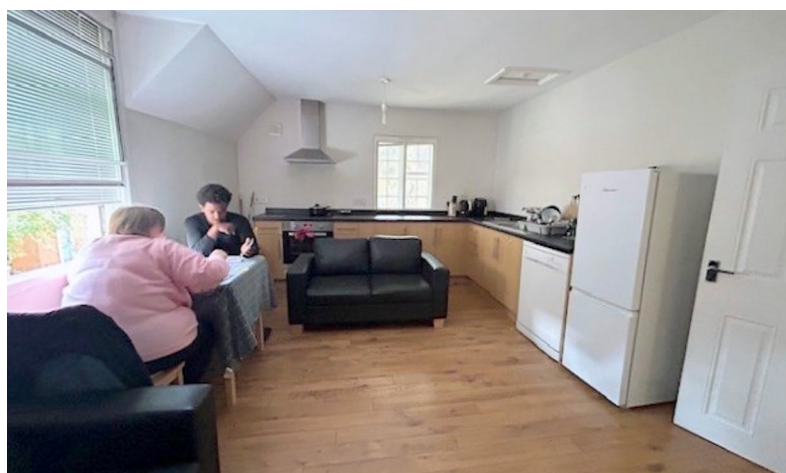
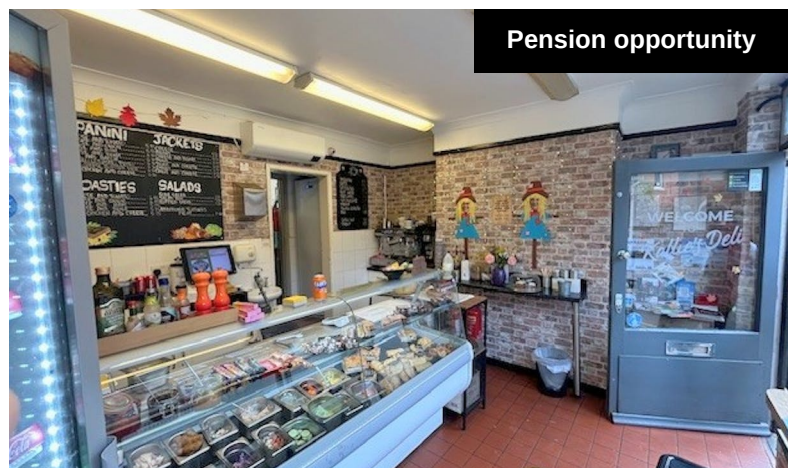




64 / 64a Chertsey Street, Guildford, GU1 4HL

An end terrace character two storey mixed commercial and residential property, pleasantly positioned between York Road and the High Street.

Available Size 778 sq ft / 72.28 sq m

Business Rates Small business rates exempt qualified.

EPC Rating C

KEY POINTS

- A well positioned investment property, centrally located.
- No onward chain.
- Low lot size, only £350,000
- Two tenants currently producing £25,200 p.a.x. of rental income.
- A gross yield of approximately 7.15%

Description

Ground and first floors, comprising - A ground floor lock up shop with an approximate 16 foot frontage with rear ancillary food prep space and a small portion of the rear garden, together with separate first floor residential accommodation with a ground floor shower and toilet at the end of the residential entrance hallway street entrance.

Location

The property is on Chertsey Street in central Guildford between York Road and the High Street close to Martyr Road, a short walk to Waitrose. The subject property is surrounded by a variety of attractive Grade Listed properties and backs onto Allen House sports facilities grounds.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Shop	170	15.79	Available
Ground - Ancillary (food prep)	154	14.31	Available
Ground - Part of the residential (shower / wc)	35	3.25	Available
1st - Living / Dining	217	20.16	Available
1st - Bedroom	202	18.77	Available
Total	778	72.28	

Terms

£350,000 for the freehold, subject to contract and proof of finance.

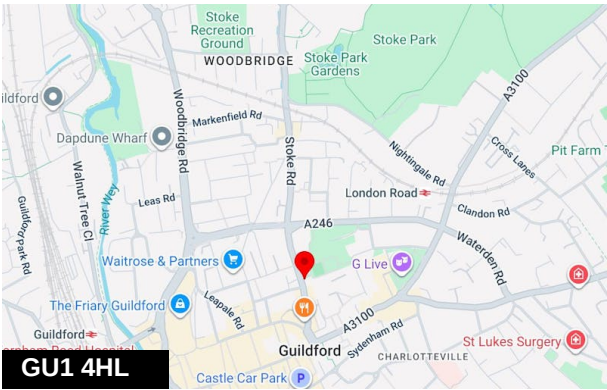
Leases

The ground floor - is let to Kallie's Deli at a rent of £12,000 p.a.x. until 20th October 2030 with tenant only breaks 21st April 2026 and 21st April 2029. The use is Class E(a) retail. The tenant is to maintain in full internal repair.,may assign or sub-let and have provided a £3,000 rent deposit. There is a rent review date of 21st October 2025.

The first floor - is let to Moving On Care Management at £1,100 per calendar month for a term to 25th June 2026. The rent is allowed to increase by a minimum of 5%.

Alternative Uses

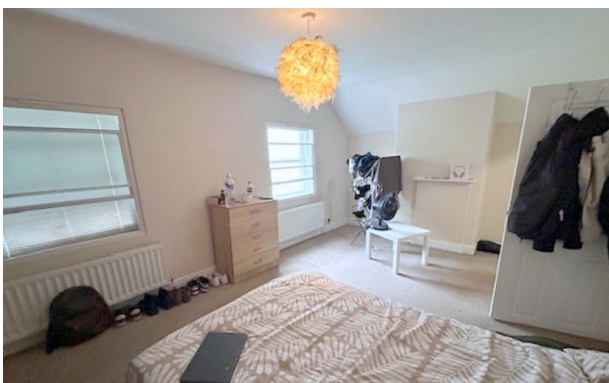
Nearby Grade II Listed No 60 Chertsey Street has recently been granted Planning Consent for change of use from offices to residential throughout, 14th February 2025.



Viewing & Further Information

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MISREPRESENTATION ACT 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed. FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. SERVICES: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services. Floor areas are approximate and strictly for guidance only. Generated on 17/10/2025



Title Highlighted in Yellow For Guidance Only

