



111-113 Guildford Street

Chertsey, KT16 9AS

**Town centre retail shop with vacant possession**

**765 sq ft**

**(71.07 sq m)**

- Available with vacant possession
- Ground floor retail
- Town centre location
- Close to Chertsey station
- For Sale/To let

## Summary

Available Size	765 sq ft
Rent	£22,500 per annum
Price	Offers in excess of £280,000
Rateable Value	£11,250
Service Charge	ad-hoc
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)



## Description

The property comprises a ground floor retail unit with ancillary storage accommodation and WC facilities to the rear. The premises benefit from a wide glazed frontage onto Guildford Street, the principal retail thoroughfare within Chertsey, providing strong visibility and good levels of natural daylight.

## Location

Guildford Street forms the principal retail pitch in the town and accommodates a range of national and independent retailers, together with food and beverage and service operators. The location benefits from established pedestrian footfall and proximity to local amenities.

Chertsey is well connected, with a mainline railway station providing regular services to London Waterloo and convenient access to the M25 motorway at Junction 11. The property occupies a central and accessible position within the primary retail area.

## 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.

## Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the transaction.

Prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

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