



128-130 Guildford Street

Chertsey, KT16 9AH

## Freehold Investment For Sale

1,167 sq ft

(108.42 sq m)

- Prominent town centre location
- 15 year occupational lease dated 18th September 2024
- £22,000 per annum passing rent
- 5th yearly rent reviews
- Close proximity to Chertsey station

Summary

Available Size	1,167 sq ft
Price	£299,000
Rates Payable	£7,984 per annum Based on 2023 valuation.
Rateable Value	£16,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

Description

128-130 Guildford Street, Chertsey comprises a ground floor freehold retail unit extending to approximately 1,167 sq. ft.

The retail accommodation is fully let to Mobile Screen Ltd on a 15-year lease commencing 18 September 2024, providing an income of £22,000 per annum. There is a tenant 5th year tenant break option and there are rent reviews every 5th year (2029, 2034). The lease is outside the Landlord & Tenant Act 1954.

The two residential flats above the retail unit have been sold off on long leases, each for a term of 125 years from 1 January 1996, producing a combined ground rent income of £100 per annum.

Location

Chertsey is an established Surrey town situated approximately 17 miles south-west of Central London and benefits from good connectivity via the A320 and M25 (Junction 11).

The property occupies a prominent position on Guildford Street, the town’s principal retail thoroughfare, in close proximity to a range of national and independent occupiers, local amenities and public car parks. Chertsey railway station is within walking distance, providing direct services to London Waterloo.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,167	108.42	Occupied
<b>Total</b>	<b>1,167</b>	<b>108.42</b>	

Viewings

Strictly via appointment with the sole agents of Curchod & Co.

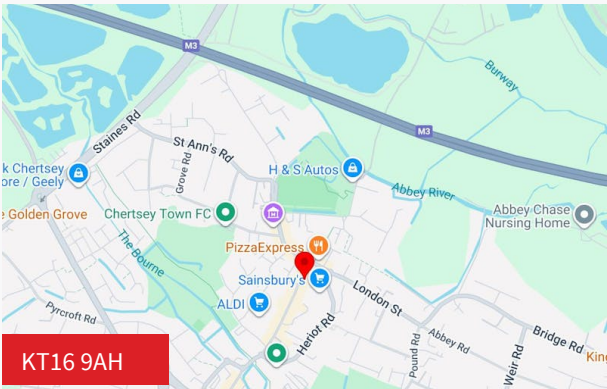
Anti Money Laundering

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 letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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