



**Price/premium** £595,000    **Size** 2,186 Square feet    **Ref** #3060

#### Address

**Address:** 23 Windsor Street

**Postcode:** KT16 8AY

**Town:** Chertsey

**Area:** Surrey

#### Location

Located in Chertsey town centre with a good mix of retailers, restaurants, hotels, shops and cafes. Chertsey mainline station is approximately 10 minute walk away.

## Description

Freehold Guide Price £595,000

We are pleased to offer this well-presented former restaurant with substantial residential accommodation, rear courtyard and parking.

Providing a Turnkey opportunity for any purchaser, the main restaurant area with bar measures approximately 525 sq ft. There is a kitchen to the rear measuring approximately 150 sq ft and a lobby area of approximately 44 sq ft with male and female WC's. The restaurant currently provides for around 30 covers and includes the benefit of the fixtures, fittings and equipment that are in situ.

To the rear of the restaurant there is a small courtyard area with seating and external stores comprising two rooms, lobby area and WC; ideal for storage or as office space. The stores/ offices measure approximately 285 sq ft in total.

The upper residential accommodation is accessed via an external staircase from the rear courtyard. The first floor has planning consent and building regulations for the rooms to be used on a bed and breakfast basis. There are currently four bedrooms with ensuite shower rooms. Bedroom (2) measures approximately 15' 2" x 8' 9", Bedroom (3) measures approximately 14' 6" x 10, Bedroom (4) measures approximately 8' 6" x 8' 4", and Bedroom (5) measures approximately 8' 9" x 12.

The second floor is arranged as a self-contained flat, comprising bedroom measuring approximately 9' 5" x 11' 7" with a kitchen/ living room of 17' 11" x 8' 11" and bathroom of 7' 4" x 4.

Four parking spaces are also included at the rear of the property accessed off Gogmore Lane.

Our client will also consider granting a new commercial lease of the whole premises at a Guide Commencing £35,000 p.a and Premium Guide Price of £25,000 to include all fixtures and fittings and equipment.

Retail, hospitality and Leisure relief- if you're eligible, you could get:

50% off your business rates bills for the 2022 to 2023 tax year (1 April 2022 to 31 March 2023)

75% off your business rates bills for the 2023 to 2024 tax year (1 April 2023 to 31 March 2024)

EPC Rating D.

Early viewings recommended.

## General Information

**Tenure:** Freehold

**Price/premium:** £595,000

**Legal fees:** Not specified

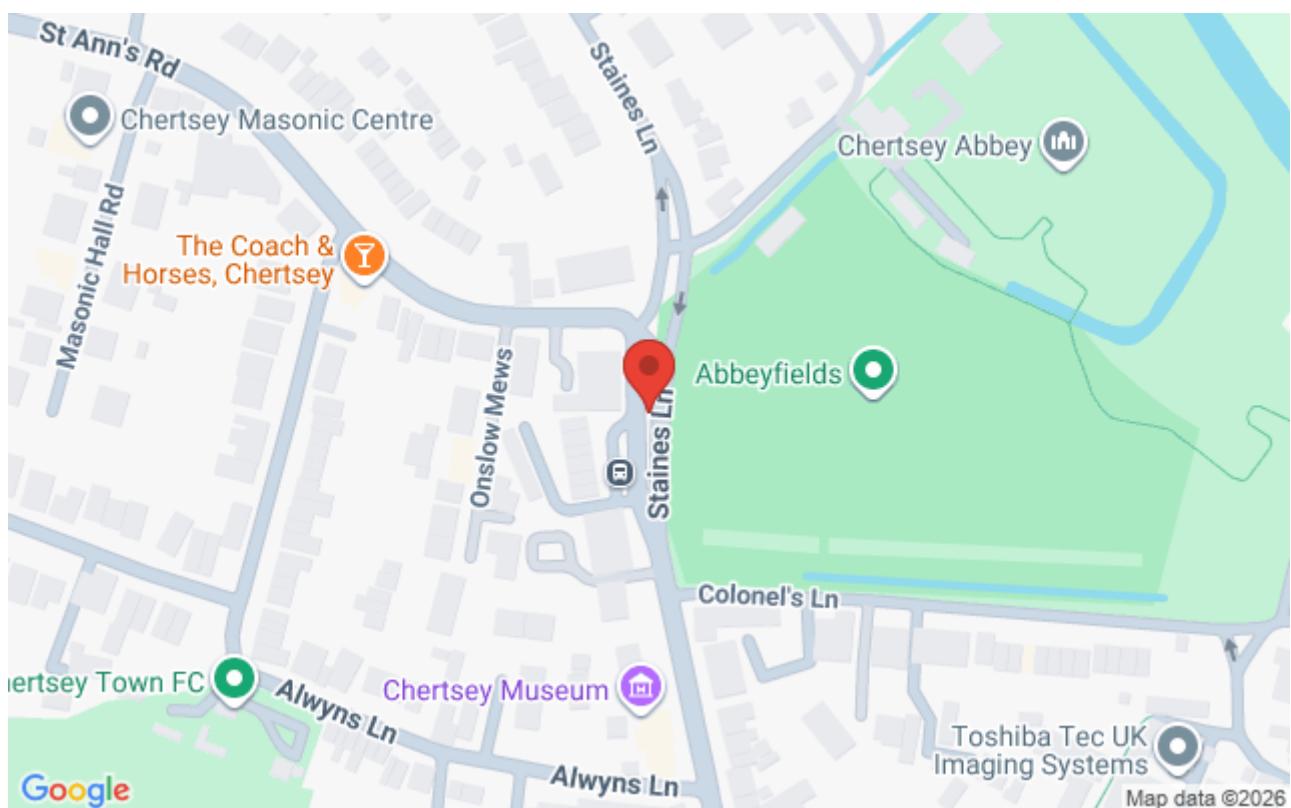
**Rateable value:** The VOA website states a rateable value of £17,600 (shop), payable at the prevailing rate.

**Lease details:** New lease for a term to be agreed- premium guide price £25,000

## Features

- ✓ Demised parking
- ✓ Freehold or Leasehold
- ✓ Residential accommodation
- ✓ Turnkey opportunity
- ✓ Well presented

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).









