



**Price/premium** £575,000

**Size** 2,170 Square feet

**Ref** #3080

## Address

**Address:** 22, 22a, 24 & 24a London Street

**Postcode:** KT16 8AA

**Town:** Chertsey

**Area:** Surrey

## Location

In a small parade of shops in the town centre close to Pizza Express and The Crown Hotel.

## Description

Freehold Guide Price £575,000.

Business unaffected- please do not disturb the shop tenant and only view by prior appointment through us.

The Investment comprises a pair of adjacent mid terrace character buildings arranged with shops to the ground floor and self contained flats above.

The shop at No 22 measures approximately 380 sq ft and will be vacant on completion. The vacant upper flat (22a) is accessed from the rear of the building and comprises a ground floor entrance hall with stairs to first floor landing, lounge/kitchen, two bedrooms and bathroom/W.C.

The shop at No 24 measures circa 620 sq ft and has been subdivided to provide tanning rooms and a Tattoo Studio. A 5 year lease was granted on 1st March 2016 and expired 28th February 2021. The lease provided for a 3 month rent deposit to have been paid and a rent review at 2.5 years, which was not taken up. We understand no notices have been served since lease expiry and the rent has remained the same at £12,000 p.a.

The vacant upper flat (24a) is also approached from the rear of the building into a ground floor entrance lobby with stairs to the first floor landing. There are two double bedrooms, a lounge/kitchen and a bathroom/W.C.

Both flats require refurbishment/upgrading, as can be seen from the images.

We have been advised that the properties are Grade II listed.

Early viewings recommended.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£575,000
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a R.V. of £3,950 (shop at 22) £6,700 (shop at 24), so the premises should qualify for full SBR relief, subject to the usual criteria.

## Features

- ✓ Available immediately
- ✓ Character property
- ✓ Freehold
- ✓ Mixed use investment
- ✓ Part- vacant possession
- ✓ Requires refurbishment
- ✓ Residential accommodation
- ✓ Town centre location

## Property Map



## Important notice

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