



**Rent** £16,500 Per annum

**Size** 455 Square feet

**Ref** #3192

## Address

**Address:** 55 Guildford Street

**Postcode:** KT16 9BA

**Town:** Chertsey

**Area:** Surrey

## Location

Local occupiers include Pizza Express, Sainsburys, Aldi, Costa Coffee and a number of small independent retailers. Chertsey is positioned within the M25 ring road and the property is just 0.5 miles away from Chertsey railway station, providing frequent connections to London Waterloo. M3 and M25 Junctions are also within close proximity.

## Description

Available to let on new lease- £16,500 p.a.

The ground floor area measures a total of 455 sq ft to include the main serving/ retail area, preparation area and room to the rear with kitchenette and WC. The ancillary space/ accommodation on the first floor is accessed internally through the shop and comprises bedroom, bathroom, kitchen and living room.

The property also benefits from an allocated parking space to the rear through an electric gate and would suit a variety of different uses under the E use class.

Early viewings recommended.

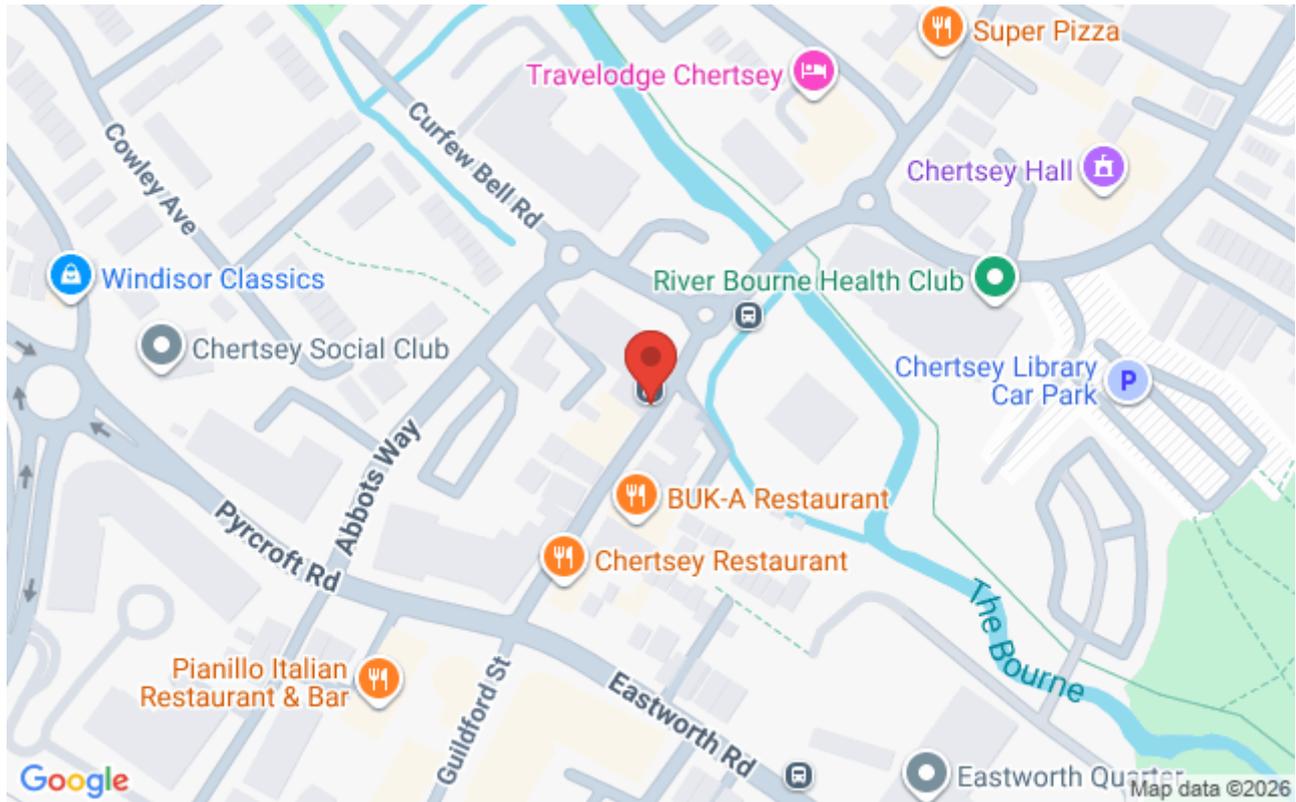
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£16,500 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a R.V. of £6,400 (shop), so full small business rates relief should apply, subject to the usual criteria.
<b>Lease details:</b>	New lease for a term to be agreed

## Features

- ✓ Allocated parking
- ✓ Ancillary space
- ✓ Close to station
- ✓ On street parking
- ✓ Parking close by
- ✓ Residential accommodation

## 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).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



