

CLASS E FREEHOLD
FOR SALE
CHERTSEY
116 GUILDFORD STREET
KT16 9AH



Description

The premises are located in a prominent location on Guildford Street in an area of mixed national and local operators.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises is currently arranged as a ground floor banking hall with basement. The first and second floors have been sold separately on a 125 year lease from 13 May 2010 with a current rent of £100 per annum.

Ground Floor 1,723 sq. ft (160.13 sq. m)

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession of the ground and basement levels and with ground rental income of the upper floors, seeking offers in excess of **£215,000**.

** In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£21,750
UBR (20/21)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D 80. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

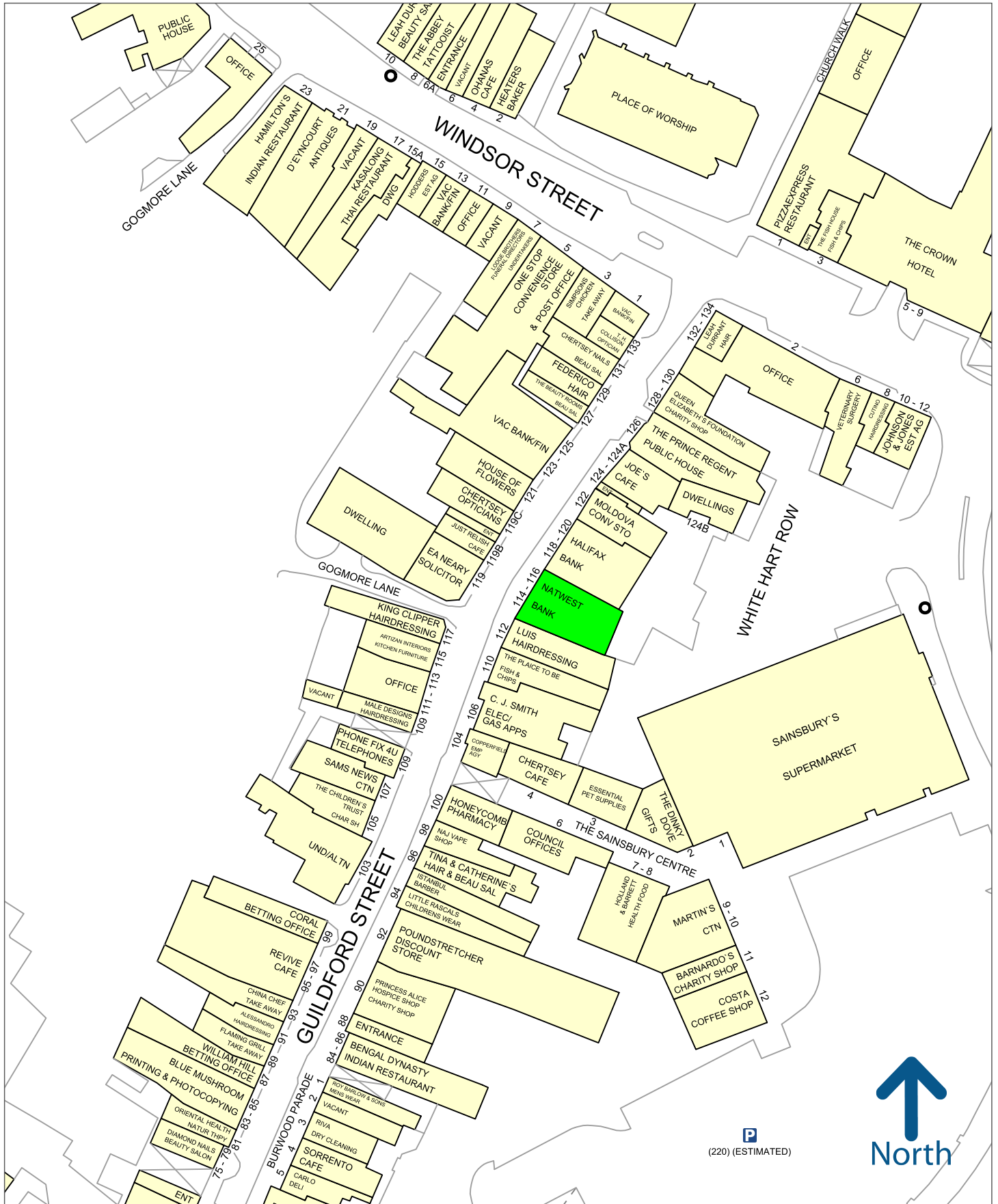
Harry Jeffery 07539 299736
harry.jeffery@greenpartners.co.uk

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In partnership with:



Subject to Contract



50 metres

Experian Goad Plan Created: 01/11/2021
Created By: Green and Partners



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