## 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

Mike Willoughby 07810 480291

mike.willoughby@greenpartners.co.uk

### In partnership with:



Subject to Contract

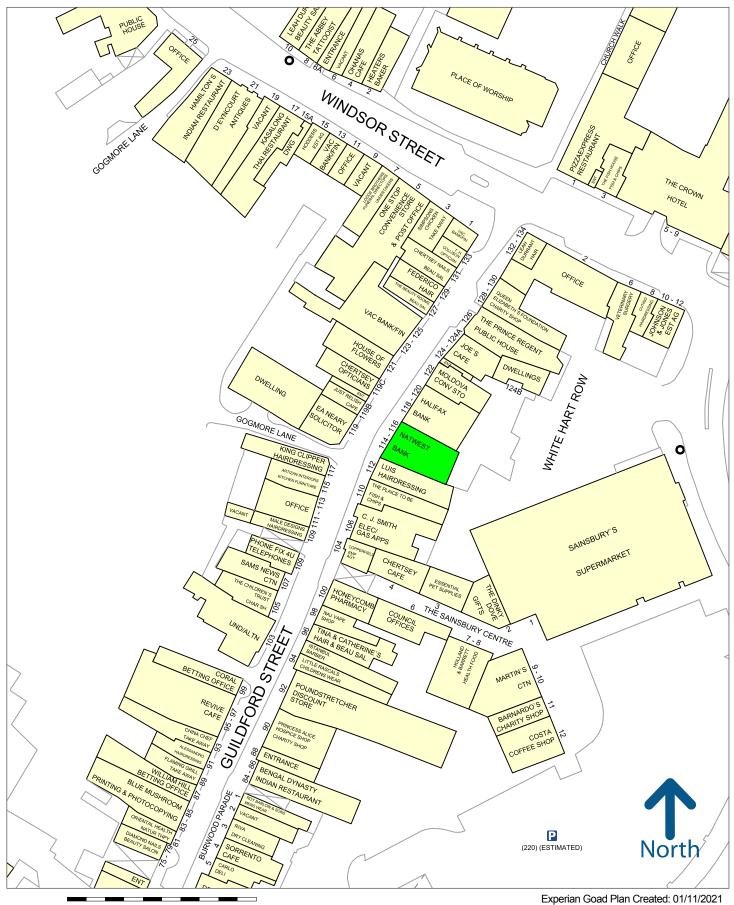


020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

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50 metres

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