

GUIDE PRICE
£175,000 +

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
25th March 2021



105 Guildford Street, Chertsey, Surrey KT16 9AS

A freehold vacant shop and residential ground rent investment

Bid1.

Property Summary

- Freehold shop totalling about 65 sq m (700 sq ft)
- Located in the town centre
- Suit owner occupier/investor
- Vacant possession

Location

Chertsey is a town about 18 miles south west of central London, within the M25, which is accessible via junction 11. Chertsey mainline train station provides direct access to London Waterloo. The property is located in a popular retail area in Chertsey town centre with other nearby occupiers that include Pizza Express, and Sainsbury's.

Description

A ground floor vacant shop, refurbished and ready for immediate occupation. Shop frontage of 4.88m (16'4"), internal width of 5.11 m (16'9") and shop depth of 8.36 m (27'5"). There is a retail area of about 43.66 sq m (470 sq ft) with ancillary storage/office of 21.37 sq m (230 sq ft) and WC/Kitchenette area with rear access. Two flats above have been sold off on long leases and appropriate notices have been served on the tenants regarding the sale (refer to the legal pack).

Planning

Runnymede Borough Council (01932 838383) www.runnymede.gov.uk

VAT

We are advised that VAT has not been elected



Note

All the appropriate notices under the Landlord and Tenant Act 1987 have been served on the tenants (refer to the legal pack).

EPC

Please refer to the legal pack

Tenure

Freehold

Address	Tenant	Floor	Use	Sq M	Sq Ft	Lease	Rent £ pa
105 Guildford Street	VACANT	Ground	Retail	65	700	VACANT	NA
105A Guildford Street	Individual	First	Residential	NA	NA	199 years from 23/05/2006	£100
105B Guildford Street	Individual	First	Residential	NA	NA	199 years from 23/05/2006	£100
TOTAL							£200

Outside: Rear yard with access road adjacent to number 109

Areas provided by the vendor.

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