franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526

Price/premium £580,000 **Size** 2,291 Square feet **Ref** #3086

Address

Address: 112 Guildford Street

Postcode: KT16 9AH

Town: Chertsey

Area: Surrey

Location

Conveniently located in the town centre, close to Sainsburys and a good variety of shops, cafes and restaurants. The property is also well located for Chertsey Train station and the M25. On street parking is available on Guildford Street and London Street.

Description

We are pleased to offer this substantial Freehold comprising a shop unit with three bedroom accommodation spread over three floors, providing an excellent opportunity for an investor/developer or owner occupier.

The ground floor shop is currently a barbers measures approximately 200 sq ft, with a basement/ storage area of approximately 286 sq ft.

To the rear of the shop at first floor level there are two spacious reception rooms, one with doors onto the patio and a kitchen with wet room/ WC off. The second and third floors contain four bedrooms, dining room and separate fitted kitchen- the dining room could be converted into a bedroom.

The entire property will be offered with vacant possession on completion.

Early viewings recommended.

Residential accommodation EPC Rating D

Commercial EPC Rating B.

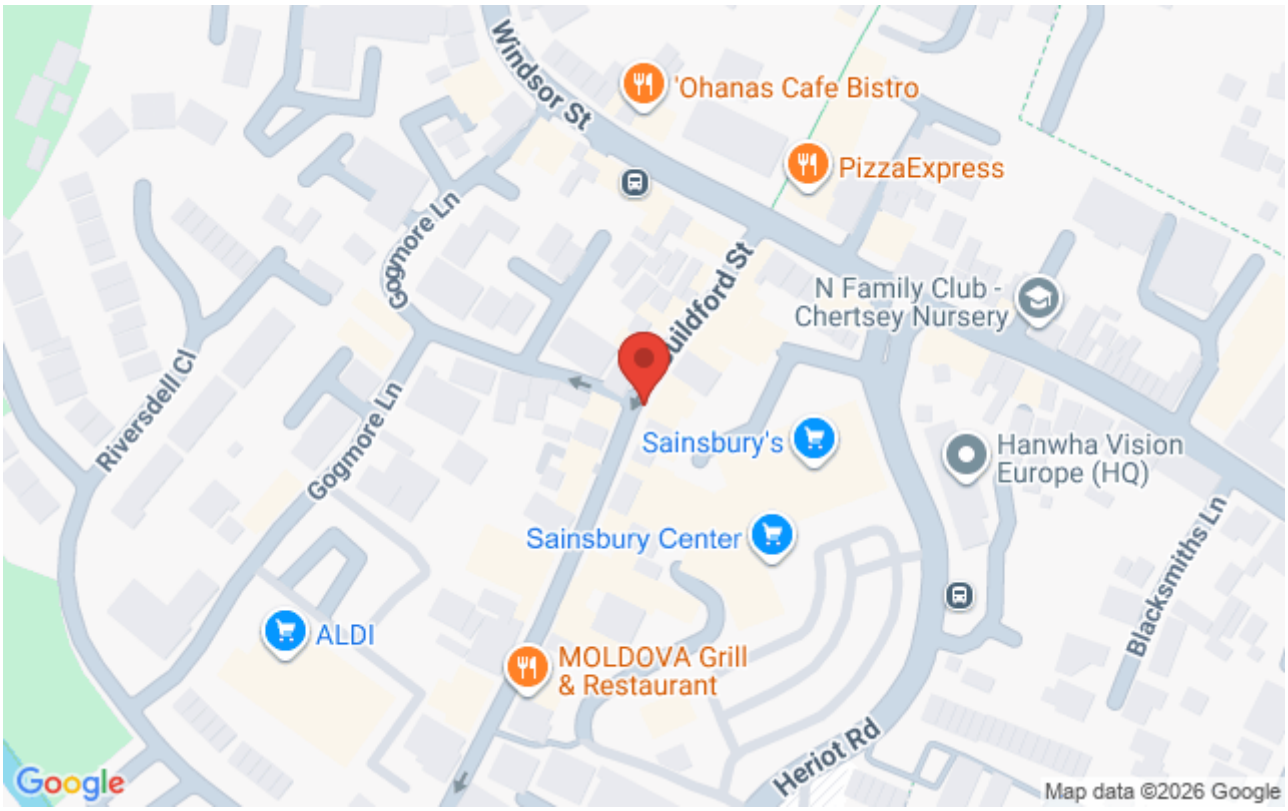
General Information

Tenure:	Freehold
Price/premium:	£580,000
Legal fees:	Each party to bear their own
Rateable value:	The VOA website states a rateable value of £5,500- (shop) SBR relief should apply, subject to the usual criteria.

Features

- ✓ Freehold
- ✓ Parking close by
- ✓ Residential accommodation
- ✓ Well presented
- ✓ Town centre location

Property Map



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