Investment, Retail

FOR SALE

CURCHOD&CO

7 Windsor Street

Chertsey, KT16 8AY

Town Centre Freehold Investment

854 sq ft

(79.34 sq m)

- Prominent town centre position
- Great condition freehold
- Ground floor let at £14,500 per annum exclusive
- 3 flats above sold off on long leasehold with £750 p.a. ground rent
- Total income £15,250 per annum exclusive

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Summary

Available Size	854 sq ft
Price	Offers in the region of £210,000
Business Rates	N/A
Service Charge	N/A
EPC Rating	C (72)

Description

7 Windsor Street is a prominent mixed-use property within a traditional four-storey brick building which is Grade II listed. We understand that the building was significantly re-built in 1985 and remains in great condition throughout. The unit benefits from a wide glazed shopfront offering excellent visibility to passing trade.

The ground floor is let to Lodge Brothers Funeral Directors on a 10-year eFRI lease from 1st August 2020, with a 5th year break and a passing rent of £14,500 following the recent rent review. Lodge Brothers Funeral Directors is a long-established, family-owned business with origins dating back to 1780, and have been in occupation for over 20 years.

The 1st, 2nd, and 3rd floors consist of three flats sold of long leasehold, with £50 rent rises every 25th anniversary, on the following terms:
- 7A: 125-year lease from 24th June 2015 paying a ground rent of £250 per annum
- 7B: 125-year lease from 24th June 2015 paying a ground rent of £250 per annum
- 7C: 125-year lease from 24th June 2016 paying a ground rent of £250 per annum

Location

Windsor Street is one of Chertsey's main thoroughfares, offering a range of retail and professional services. The property is approximately 0.25 km from Chertsey Station (approx. 5-minute walk), and benefits from excellent access to the M25 (J11) and M3, offering strong regional connectivity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	854	79.34	Available

Terms

Freehold for sale with offers in the region of £210,000.

Please note that in accordance with the Landlord & Tenant Act 1987, any sale will be subject to Section 5 Notice procedures offering right of first refusal to the residential leaseholders prior to completing any sale

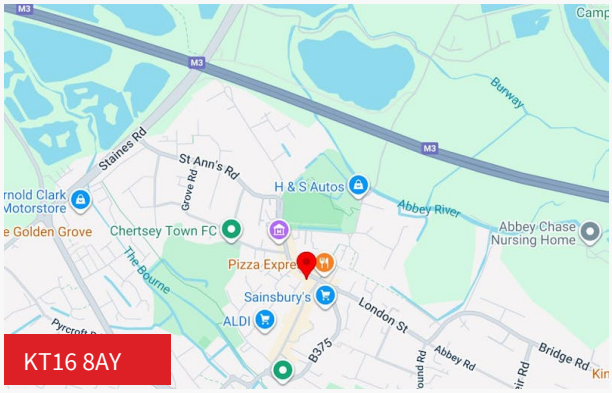
Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the sale.

All prices are quoted exclusive of VAT which may be charged.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

Kyran Copestick
01483 730060 | 07570 682204
kcopestick@curchodandco.com

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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