E (Commercial / Business / Service), Office, Retail

TO LET / FOR SALE

CURCHOD&CO



118-120 Guildford Street

Chertsey, KT16 9AH

Attractive Grade II Listed Retail premises

713 sq ft

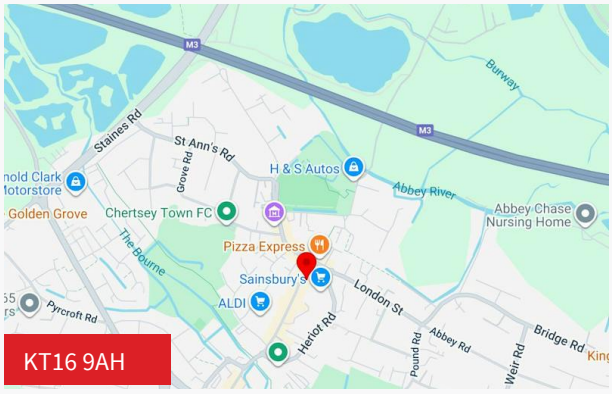
(66.24 sq m)

- Suitable for range of Class E uses
- Comprehensive refurbishment in progress
- Pre-let opportunity - input on final layout and finish
- Prominent position on Chertsey's main retail thoroughfare
- Excellent access to Chertsey station (5 minute walk) and Junction 11 of the M25

118-120 Guildford Street, Chertsey, KT16 9AH

Summary

Available Size	713 sq ft
Rent	£21,000 per annum
Price	£245,000
Rates Payable	£9,980 per annum
Rateable Value	£20,000
EPC Rating	Upon enquiry





Description

118–120 Guildford Street is an attractive mid-terraced Grade II listed property currently undergoing complete refurbishment to create a new ground floor commercial premises. The property presents an excellent pre-let opportunity, with flexibility for an incoming occupier to influence the final layout and specification subject to an offer.

The premises can be provided either in its shell and core condition or as a clean, neutral space ready for immediate occupation upon completion. Works are being carried out with care to retain the building's period character while providing modern, open plan accommodation. The property is also available for sale by way of a new 999 year lease.

Location

Guildford Street serves as Chertsey's principal retail and commercial street, accommodating a mix of national and independent retailers, cafés, and professional service occupiers. The property occupies a prominent position with strong pedestrian visibility.

Chertsey Station is located approximately 0.25 km (5-minute walk), providing regular rail services to Weybridge, Staines, and London Waterloo. The property also benefits from excellent road access to the M25 (Junction 11) and M3, ensuring strong regional connectivity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	713	66.24	Available
Total	**713**	**66.24**	

Terms

The premises are available To Let by way of a new full repairing and insuring lease at a quoting rent of £22,500 per annum exclusive of business rates, insurance, and other outgoings.

The property is also available For Sale by way of a new 999 year lease.

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.

Legal Costs/VAT

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

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

Viewing & Further Information

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More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 06/11/2026

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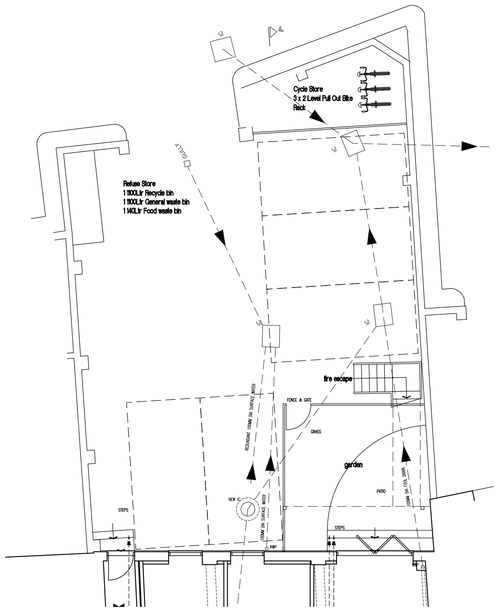
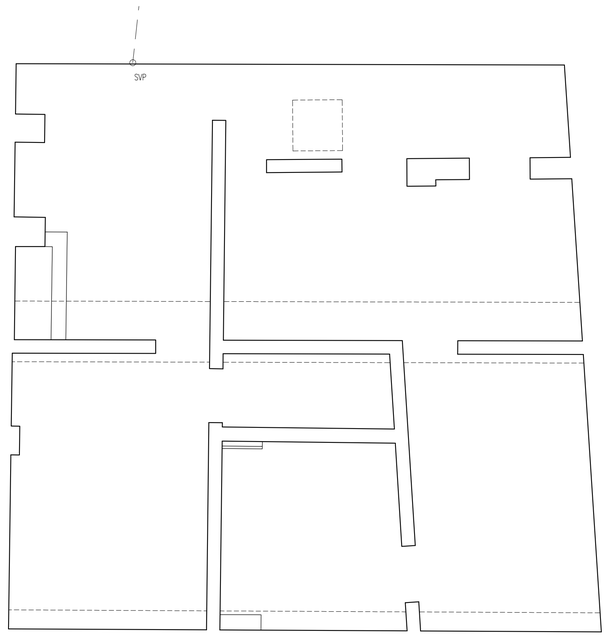
DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED BY CONTRACTOR ON SITE.
SUPERVISOR TO BE NOTIFIED OF ALL DISCREPANCIES PRIOR TO WORKS COMMENCING.

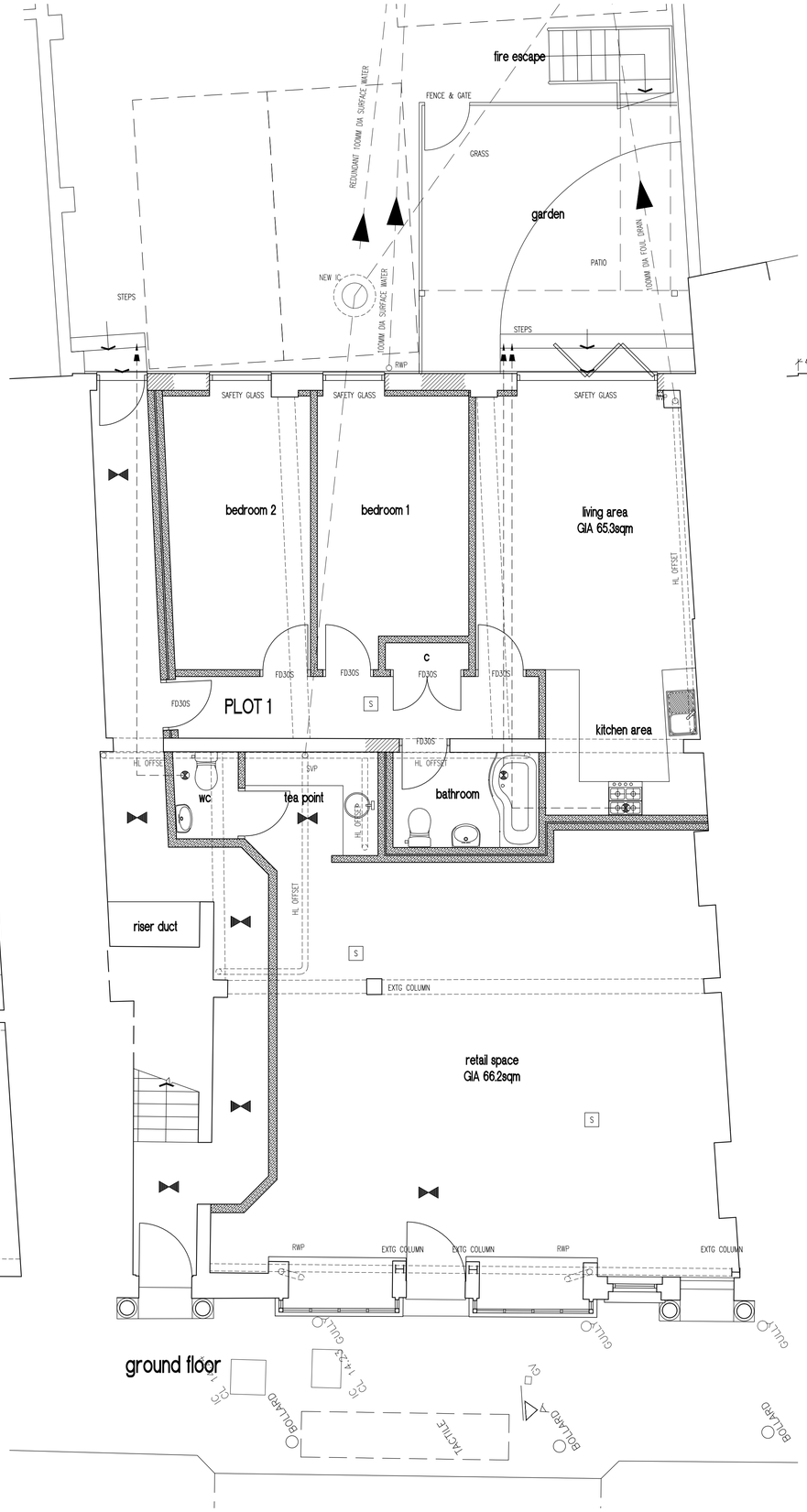
UNLESS OTHERWISE NOTED, WINDOWS, DOORS ETC FRAME DETAILS SHOWN ARE GENERIC. CLIENT/CONTRACTOR TO ADVISE WHEN SPECIFIC PRODUCTS ARE SELECTED, AS SOME VARIATION IN CONSTRUCTION DETAILING MAY RESULT. CONTRACTOR TO ADVISE OF ANY CONSTRUCTION DETAILING VARIATIONS PROPOSED, PRIOR TO INSTIGATING THESE WORKS.



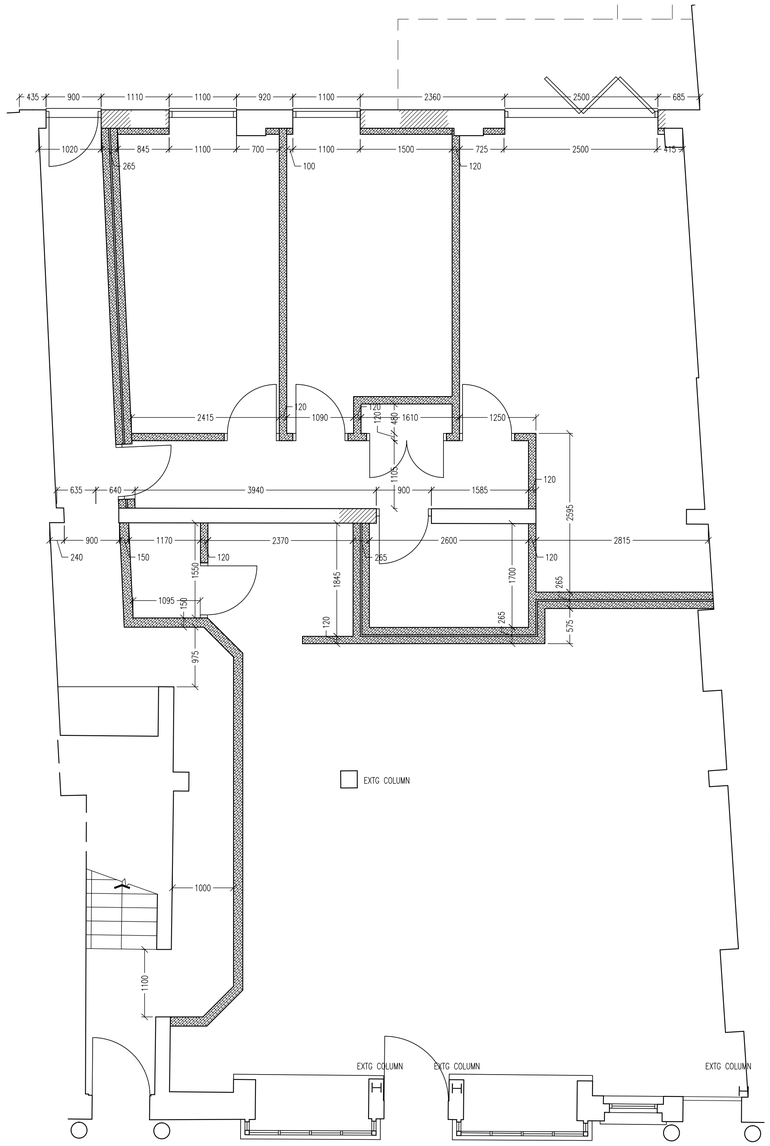
site plan 1:100



basement 1:50



ground floor



ground floor- setting out

E JUNE25 GENERAL REVISIONS
D JUNE25 GENERAL REVISIONS
C MAY25 MINOR REVISIONS
B MAY25 GENERAL REVISIONS
A MAY25 GENERAL REVISIONS

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Client :
Atom Property Developments

Property Address :
118-120 Guildford Street
Chertsey

Drawing Title :
Proposed Basement
& Ground Floors & Site Plan

Scale :	*Date :*	*By :*
1:50/100	APR25	JPS

Drawing Number :	*Amendment :*
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