



**128-130 Guildford Street**  
Chertsey, KT16 9AH

## Town Centre Retail Unit

**1,167 sq ft**  
(108.42 sq m)

- Prominently located on Guildford Street
- Mid-terraced unit on established retail parade
- Benefits from extensive frontage
- Customer parking nearby

## Summary

Available Size	1,167 sq ft
Rent	£22,000 per annum
Rates Payable	£7,984 per annum Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Rateable Value	£16,000
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

## Description

The premises comprises a mid-terraced retail unit, benefiting from extensive frontage onto Guildford Street. The property also offers free customer parking nearby, available on Guildford Street. Chertsey Central and Beomonds Car Park are both also within a 5-minute walk.

Local occupiers include Pizza Express, Sainsburys, Aldi, Costa Coffee and a number of small independent retailers.

## Location

The property occupies a position on Guildford Street, Chertsey's retail centre. Chertsey is positioned within the M25 ring road and is just 0.5 miles away from Chertsey railway station, providing frequent connections to London Waterloo. M3 and M25 Junctions are also within close proximity.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,167	108.42	Available
<b>Total</b>	<b>1,167</b>	<b>108.42</b>	

## Terms

The property is available on a new effective fully repairing and insuring lease, direct with the Landlord, for a term to be agreed.

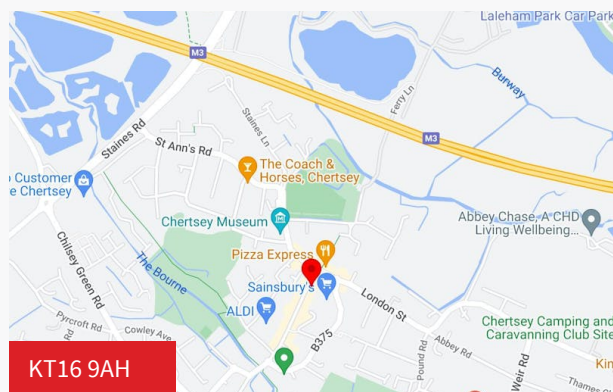
## Anti Money Laundering

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 party to be responsible for the payment of their own legal costs.

Prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

Richard Newsam  
01483 730060 | 07554455920  
rnewsam@curchodandco.com

Joseph Smith  
01483 730060 | 07808 896311  
jsmith@curchodandco.com

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 27/03/2024