



## Unit 2

8 Pycroft Road, Chertsey, KT16 9HL

**E-class unit with extended  
frontage**

**1,334 sq ft**  
(123.93 sq m)

- Extended glass façade
- Double height retail unit
- Large sales area
- Subject to planned refurbishment works

## Summary

Available Size	1,334 sq ft
Rent	£35,000.00 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,334	123.93	Available
<b>Total</b>	<b>1,334</b>	<b>123.93</b>	

## Description

The property is an E-class unit benefiting from extended frontage onto both Pycroft Road and Guildford Street, featuring a glass façade that offers extensive visibility in all directions.

Planned refurbishment works are scheduled to take place in October 2024.

## Location

The property is situated within Chertsey town centre, within a short walk of Chertsey railway station, which provides regular services to London Waterloo. Junction 11 of the M25 is within 1-miles, providing access to the wider road network.

Local retailers include Subway and a number of independent shops and restaurants. A number of new residential developments are also within a short walk including Syward Place and Crest House.

## Terms

The unit is available on a new full repairing and insuring lease. The rent is exclusive of business rates, service charge, utilities and VAT (which will be charged).

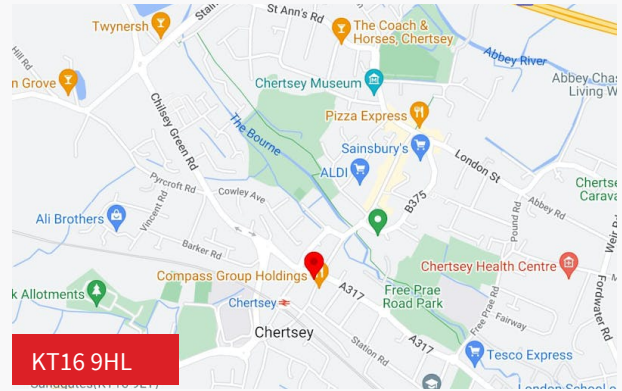
## Anti Money Laundering

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.

## Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

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



## Viewing & Further Information

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

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

More properties @ curchodandco.com

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