





**Luis HAIRSTYLISTS**  
*For Men*

01932 561842  
**Luis HAIRSTYLISTS**  
*For Men*

112

**FISH & CHIPS**

  
**THE PLAICE TO BE**

  
**THE PLAICE TO BE**

**Price/premium** £625,000

**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 three 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

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£625,000
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	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



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).









