



124A Guildford Street

Chertsey, KT16 9AH

Self contained office building with scope for future development. Could suit owner occupier or investor.

- Rare freehold opportunity
- 2 car parking spaces
- Town centre location
- Good rail access
- Potential for conversion STP

124A Guildford Street, Chertsey, KT16 9AH

Summary

Price	£325,000
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Description

124A Guildford Street is self contained, Grade II listed, office building which is currently part let. The office accommodation is arranged over 1st and 2nd floors with a private reception and storage area at ground floor level. This entrance is located off an attractive courtyard and enjoys access to Guildford Street via a private path. The remainder of the ground floor comprises a lock up shop which has been sold off on a long lease.

At 1st Floor level the accommodation is arranged as 2 separate offices as well as communal kitchen and W.C. facilities. There are then 2 further offices on the second floor, one currently used as a shared meeting room.

2 of the offices are let at a combined figure of £1,450 per month and the third is on the market at £700 per month. There is scope to further increase this income by letting the meeting room.

Location

The offices are located just off Guildford Street in the very heart of Chertsey with its range of restaurants, banks and shops. Pedestrian access is from Chertsey Street with the car parking accessed from White Hart Row.

By road there are good connections to J11 of the M25 and to Heathrow Airport. Chertsey Railway Station is 0.5 miles away and provides a direct service to London Waterloo

Accommodation

The accommodation comprises the following areas:

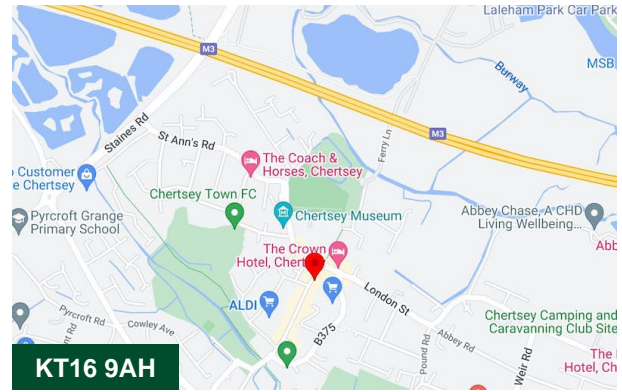
Name	sq ft	sq m	Availability
Ground - Retail Unit - On Long Lease	681	63.27	Let
Ground - Reception and Store Room	77	7.15	Let
1st - Suite 1	196	18.21	Available
1st - Suite 2	234	21.74	Let
2nd - Suite 3	350	32.52	Let
2nd - Meeting Room	70	6.50	Available
1st - Kitchen	66	6.13	Available
Total	1,674	155.52	

Viewings

Strictly by appointment with the sole agent, Derwent Hillside - Matthew Seary - 07950 464618 - matthew@derwenthillside.co.uk

Terms

The freehold of the property is offered for sale with the benefit of the existing tenancies. Further information is available on request.



Viewing & Further Information



Matthew Seary

01256 578049 | 07950 464618

matthew@derwenthillside.co.uk