



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

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.

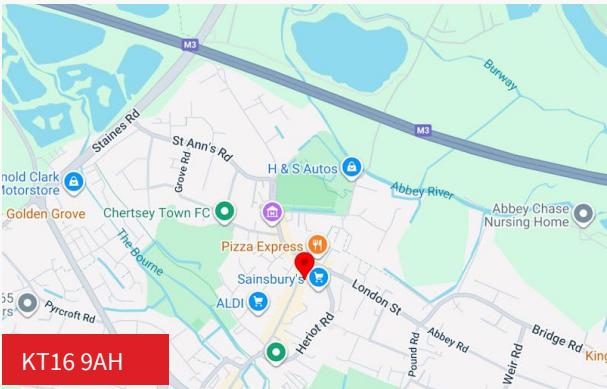
Anti Money Laundering

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.

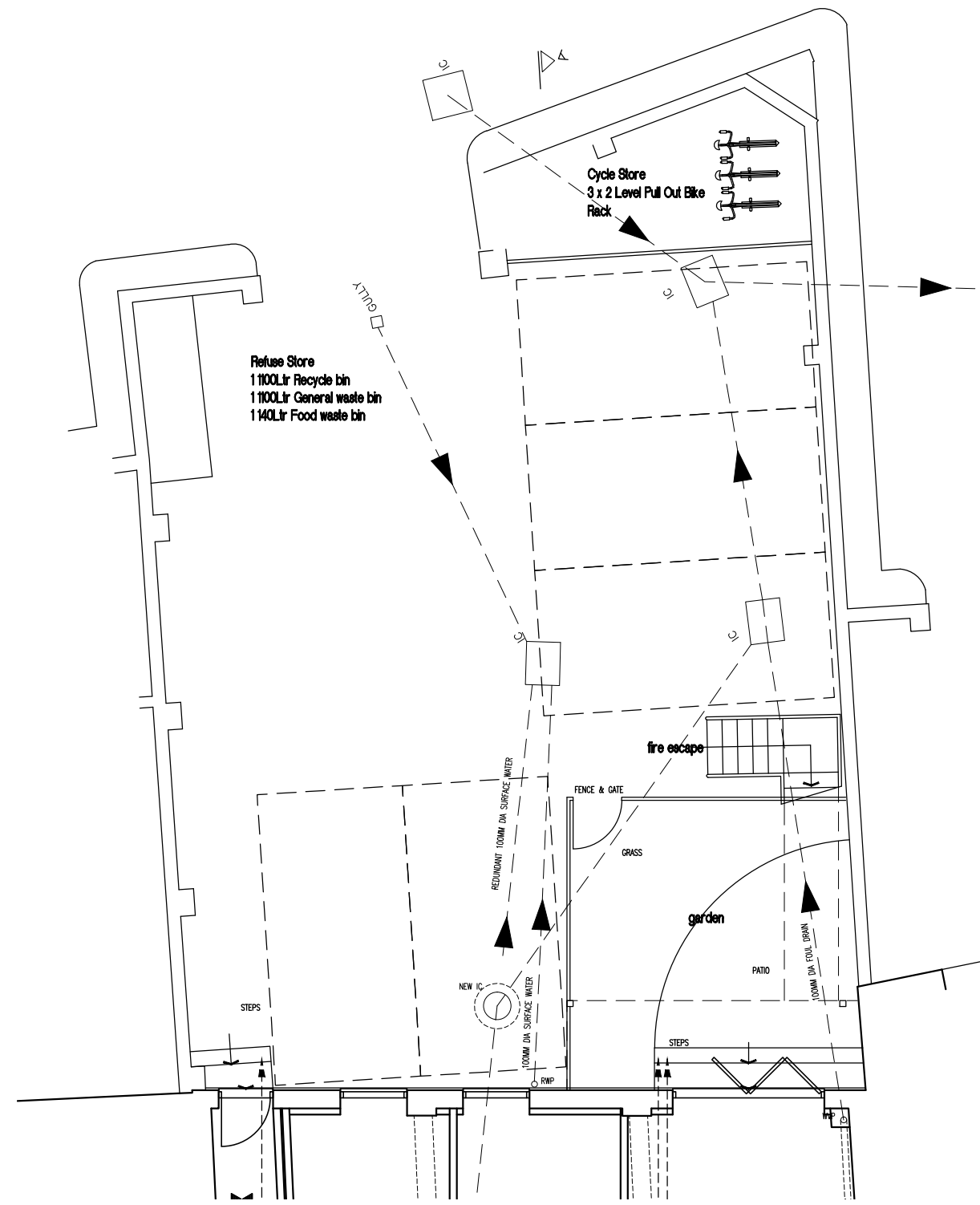


Viewing & Further Information

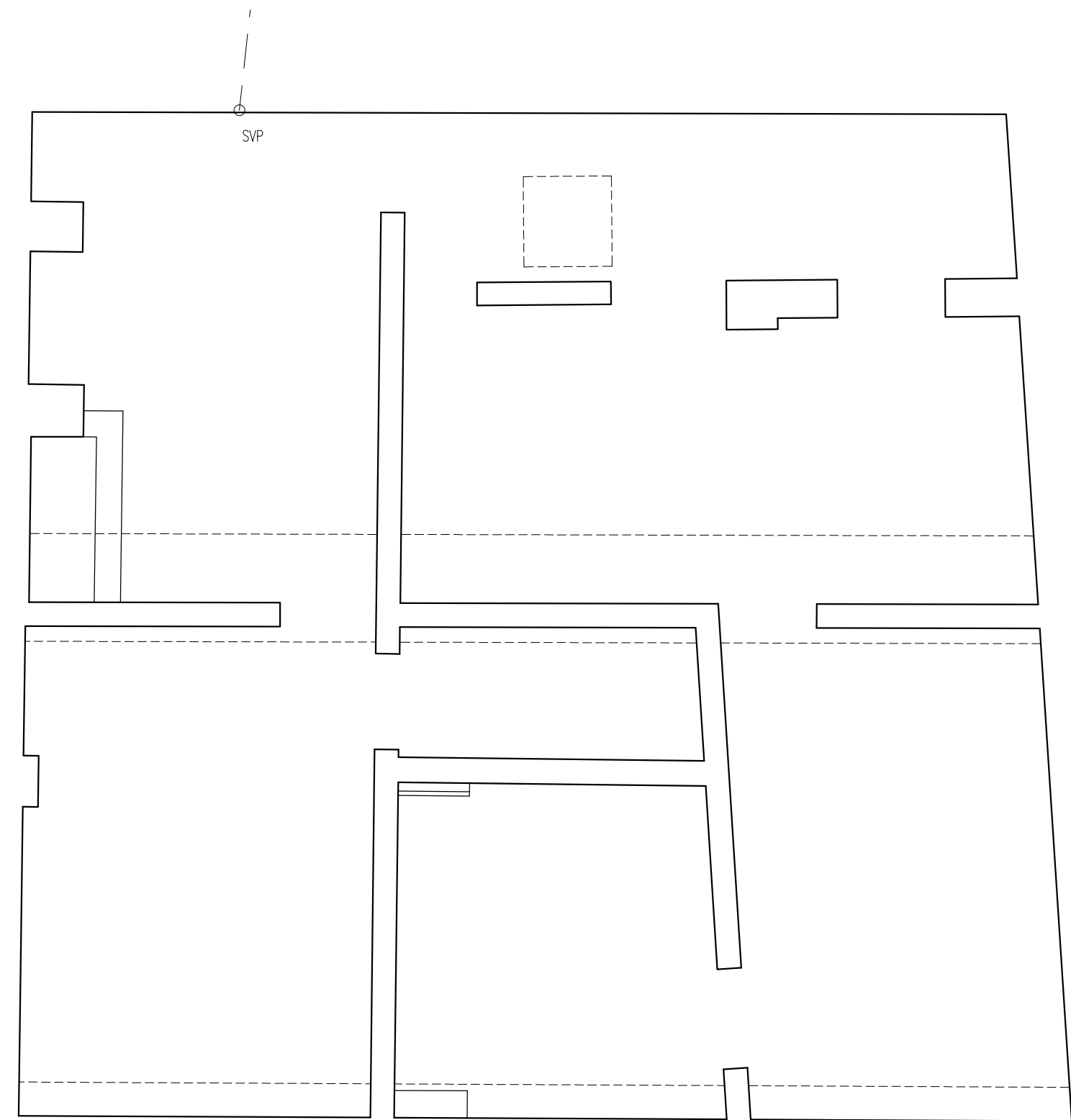
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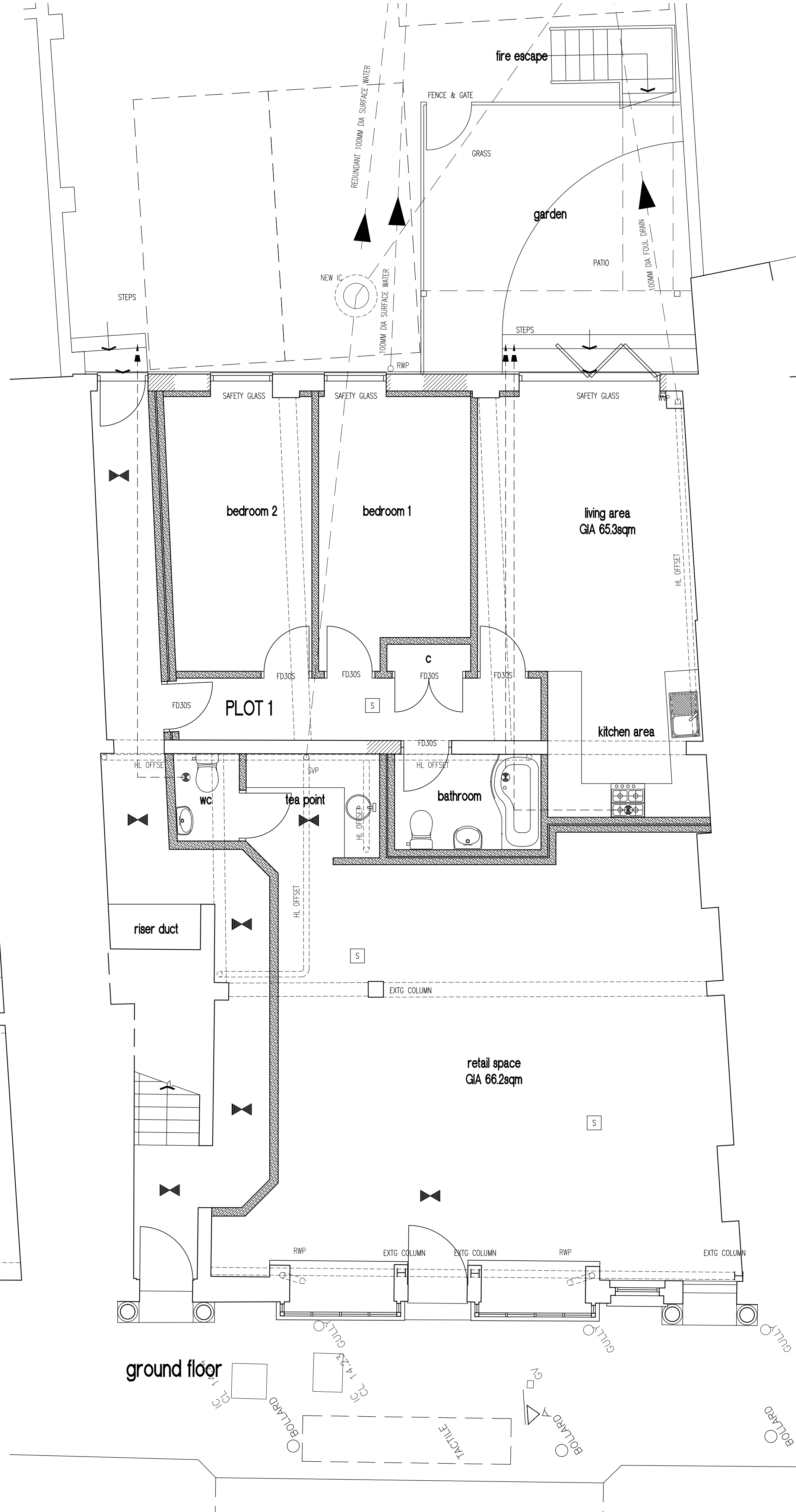
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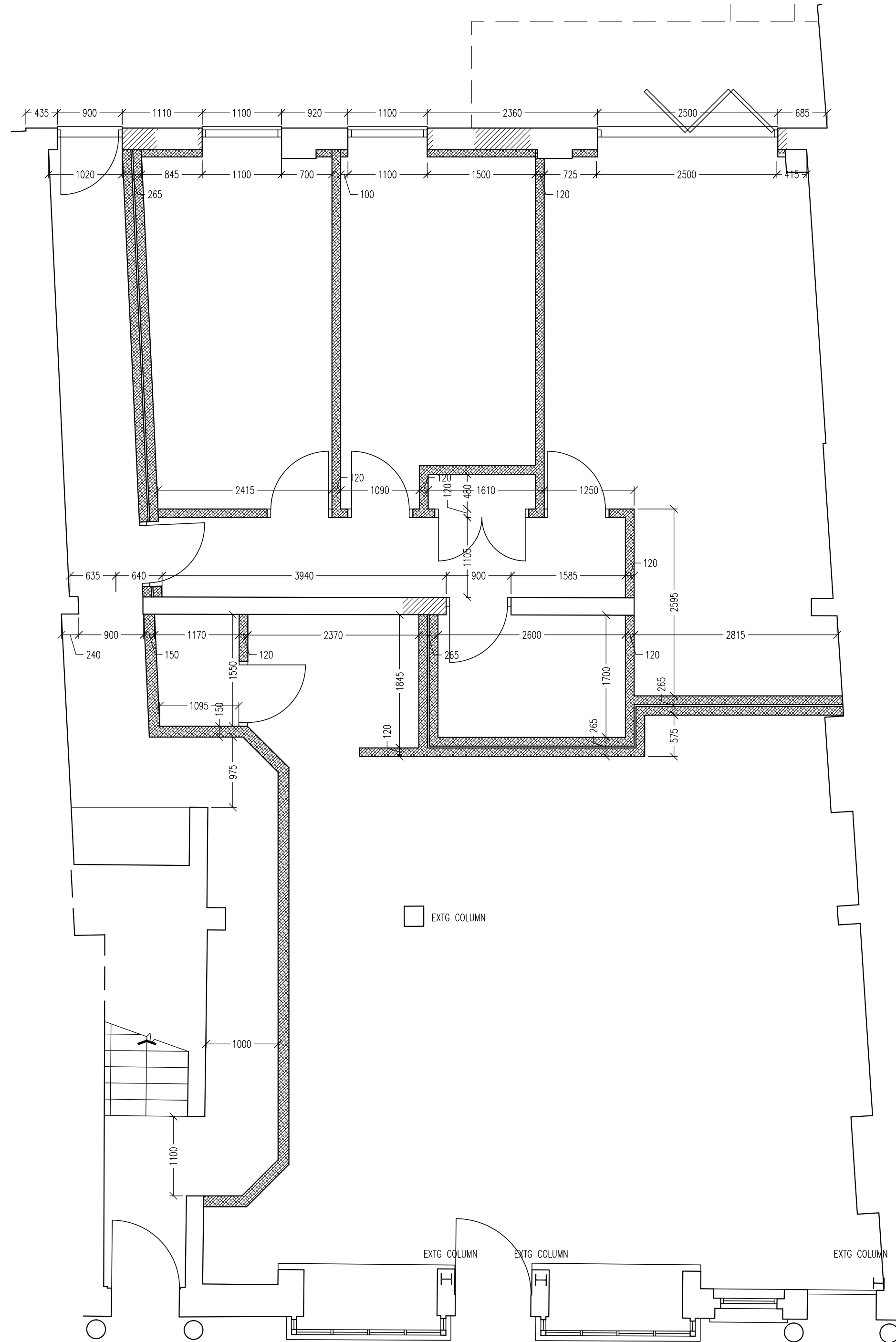
site plan 1:100



basement 1:50



ground floor



ground floor- setting out

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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.

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

Drawing Number : 25006-01 Amendment : E