



2 Windsor Street

Chertsey, KT16 8AS

Grade II listed retail and residential investment producing £28,000 pa.

1,722 sq ft
(159.98 sq m)

- Located in the centre of Chertsey
- Grade II Listed
- 2 bedroom flat let at £18,000 per annum (£1,500 pcm)
- Ground floor income of £10,000 per annum
- 10 year commercial lease expiring 2033 (break and rent review in 2028)
- Total rent £28,000 per annum.

Summary

Available Size	1,722 sq ft
Price	£410,000 Offers in excess of
Rateable Value	£6,100
Service Charge	Adhoc
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a mixed-use investment arranged over ground and upper floors, including a ground floor retail unit with a self-contained residential flat above. The ground floor is let to Christmas Bakery Holdings Ltd at a rent of £10,000 per annum for a 10 year term commencing 2023. There is a rent review and tenant break option in 2028. There is a small rear external garden on the ground floor with a store. The upper parts comprise a self-contained residential flat, providing an additional income stream of £1,500 per month. The property provides a fully let diversified and secure income producing asset totalling £28,000 per annum.

Location

The property is prominently situated on Windsor Street in the heart of Chertsey, a well established retail pitch. The immediate area comprises a mix of independent retailers, service providers, and residential accommodation, generating consistent footfall throughout the day.

Chertsey benefits from strong transport connectivity, with Chertsey railway station providing direct services to London Waterloo, and convenient access to the M25 (Junction 11), enhancing accessibility to the wider Surrey and Greater London area. The town has a growing residential population, supporting local retail and service demand.

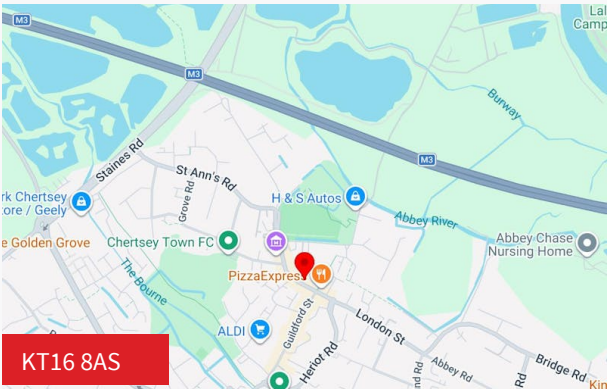
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail	538	49.98
1st - 2 Bedroom Flat	1,184	110
Total	1,722	159.98

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.



Viewing & Further Information

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