E (Commercial / Business / Service), Retail

LEASE ASSIGNMENT

1 Fordwater Road

Chertsey, KT16 8HW

Class E retail premises

2,708 sq ft

(251.58 sq m)

- Class E use
- Prominent corner position in a residential neighborhood
- Customer car parking
- Air conditioned sales area

1 Fordwater Road, Chertsey, KT16 8HW

Summary

Available Size	2,708 sq ft
Premium	Nil
Rates Payable	£24,725 per annum Based on 2026 valuation
Rateable Value	£57,500
VAT	To be confirmed
EPC Rating	D (98)

Description

The property comprises class E premises on a prominent corner position, providing ground floor Class E retail accommodation extending to 2,708 sq. ft (251.58 sq. m) with a two bedroom self-contained flat above which is occupied under an AST agreement.

The premises are part fitted out for convenience store use and benefit from an internal commercial cold store room, staff facilities including staff toilets and an air conditioned sales area. The unit is arranged to provide an open plan sales area with ancillary storage to the rear, and there is rear access for loading and deliveries. Customer car parking is provided at the rear of the premises.

Location

The property occupies a prominent corner position on Fordwater Road, within an established residential neighbourhood to the north east of Chertsey town centre. The immediate area is predominantly residential, providing a strong local catchment, with the town centre amenities close by.

Chertsey is situated approximately 4 miles north of Woking and 4 miles south of Staines-upon-Thames. The town benefits from excellent connectivity, with Junction 11 of the M25 lying a short distance to the south west, giving onward access to the M3 (Junction 2) and Heathrow Airport. Chertsey railway station provides regular services to London Waterloo via Weybridge.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	2,708	251.58	Available
Total	**2,708**	**251.58**	

Terms

The property is available by way of an assignment of the existing lease for a term expiring in June 2031 and there is a Rent Review falling in June 2026 which is to the higher of a cap and collar of 1-4% (RPI) or open market rent. The property would be suitable to a range of Class E occupiers.

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 in the sale.

Prices are quoted exclusive of VAT which may be charged.

Viewing & Further Information

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