

SHOP TO LET



14/16/18 Chertsey Street, Guildford, Surrey GU1 4HD

LOCATION:

The premises occupy a prominent trading location close to the junction with North Street and High Street. Retailers in close proximity include High & Mighty, The Non-Stop Party Shop, Rymans, Moffats and TGI Friday.

Kingstons is the trading name of Kingstons (Guildford) Limited Registered in England and Wales No 6204957 at

14/16/18 CHERTSEY STREET, GUILDFORD, SURREY GU1 4HD

ACCOMMODATION:

Arranged on basement, ground and two upper floors, the property provides the following approximately dimensions and areas:

Gross Frontage	11.89 m	38 ft 8 in
Internal Width	11.77 m reducing to 6.74 m (after a depth of 9.52 m)	38 ft 3 in 21 ft 11 in (31 ft)
Shop Depth	15.36 m	49 ft 11 in
Ground Floor Total Sales Area	1,427 sq ft	132.57 sq m
Storage	147 sq ft	13.65 sq m
Basement storage	1,070 sq ft	99.40 sq m
First Floor Sales	997 sq ft	92.62 sq m
Storage	92 sq ft	8.54 sq m
2 nd Floor Staff / Office	152 sq ft	14.12 sq m

Kitchen and male and female toilets on the first floor.

LEASE TERMS:

The property is available on a new lease for a term of 15 years on full repairing and insuring terms, with rent reviews every 5 years. The property will be available from 1st October 2008.

RENT:

£85,000 per annum exclusive of rates and VAT (if applicable)

PLANNING:

We believe the property may be suitable for other Planning Uses including A2 Financial & Professional Services and A3 Restaurants and Cafes, subject to obtaining the necessary Planning Consent.

Interested parties should make their own enquiries with Guildford Borough Planning Department on 01483 444609.

RATING ASSESSMENT:

According to the Valuation Office website, the rateable value is £42,500. The Uniform Business Rate from 1st April 2008 is 46.2p in the £. Seriously interested parties should verify these figures by their own enquiries.

LEGAL COSTS:

The ingoing tenant to be responsible for the Landlord's reasonable legal costs incurred in the letting.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole agent:

KINGSTONS

Tel: 01483 572999 Fax: 01483 573489

Mobile: 0790 541 9795

email: peter@kingstons.net