



Guildford Street
CHERTSEY, KT16

yoodle[®]
Success and nothing less

Excellent investment opportunity to acquire two residential properties and commercial unit in central Chertsey!



UNIQUE OPPORTUNITY - FREEHOLD

A fantastic opportunity to acquire a rarely available property currently split into three units which would make a great investment as it is currently laid out but also has excellent development potential STPP.

Current layout:

Ground floor, one bedroom apartment - 506 sqft - Currently generating an income of £12,600 PA

Entered via a private entrance into a small hallway. Good size fitted kitchen which has been updated, large bathroom, double bedroom and lounge with space for a dining table.

First floor, split level apartment with private terrace - 1377 sqft

Large three bedroom apartment with 30ft lounge and log burner. This grade II listed property has lots of character and charm with a room sizes to match; a spacious bathroom, fitted kitchen and private roof terrace.

Commercial premises - 717 sqft - Currently generating an income of £13,000 PA

Currently operating as a beauty business, with shop front on the main high street of Chertsey.

Would suit an investor as it is currently laid out or the two residential flats could easily be turned into one sizeable family home (as it was formerly) whilst retaining the commercial unit as an income stream. Finally there is an opportunity to create a substantial town centre residence.

A private parking space can be leased from Runnymede council for £250 PA.

This fantastic property is full of charm and character and boasts a fantastic town centre location. Chertsey is a vibrant town with a selection of pubs, restaurants, cafes and local shops and a Sainsbury's supermarket. There are also several local parks as well as easy access to river walks and Chertsey Meads, which is 175 acres of wildflower meadow on the banks of the Thames and is popular with families. There have been a number of new residential developments in recent years which coupled with the excellent transport links (just off J11 of M25) means it has attracted an influx of both families and young professionals alike.



GUILDFORD STREET, CHERTSEY, KT16 9AD

OFFERS OVER £650,000

Local Authority: Runnymede

Council Tax Band: D

Parking: Available from Runnymede Council

TOTAL APPROX. FLOOR AREA 2600.00 sq ft

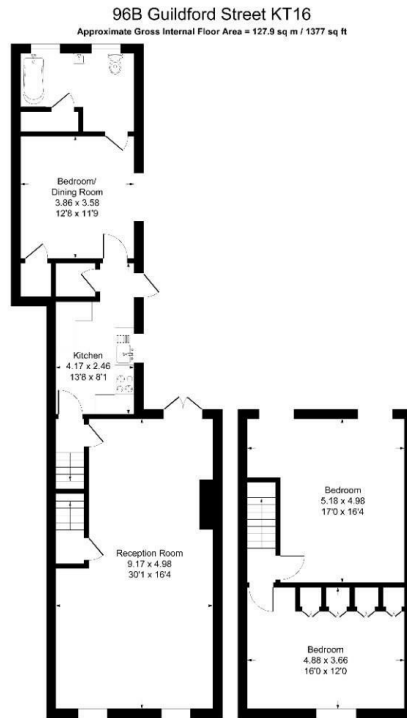
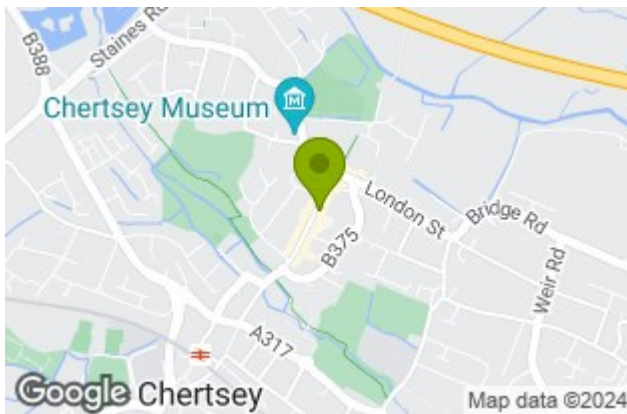
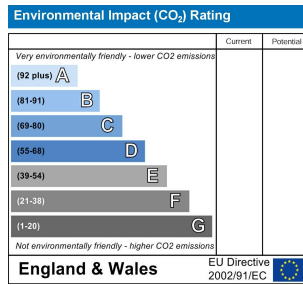
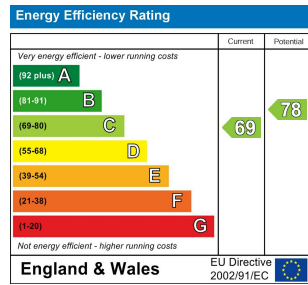


Illustration for identification purposes only, measurements are approximate, not to scale.

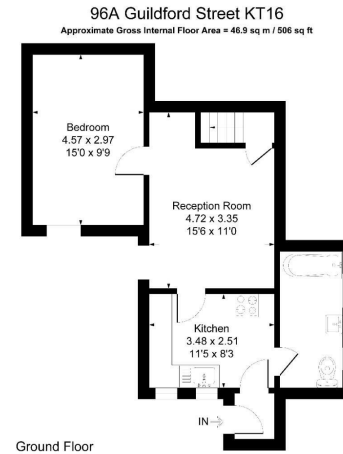


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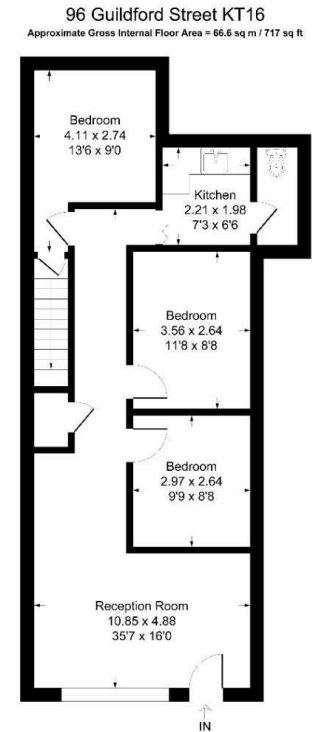


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Viewing: Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

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