

FOR SALE

MIXED USE FREEHOLD
PROPERTY



whozoo. x **rybull**
Commercial Property, Expertly Done group

RUNNYMEDE

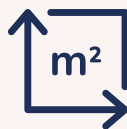
📍 **96 Guildford Street, Chertsey, KT16 9AD**

Price **£550,000**



Property Type

SHOP AND UPERS



Size

2370 SQFT



Tenure

FREEHOLD



Borough

RUNNYMEDE



Planning Granted

NO



Existing Use

USE CLASSES E AND C3

Tenanted



Yes

Local Train Stations



Chertsey (0.4 miles)
Addlestone (1.5 miles)
Shepperton Ferry (2.1 miles)

VAT Applicable



No

Rateable Value

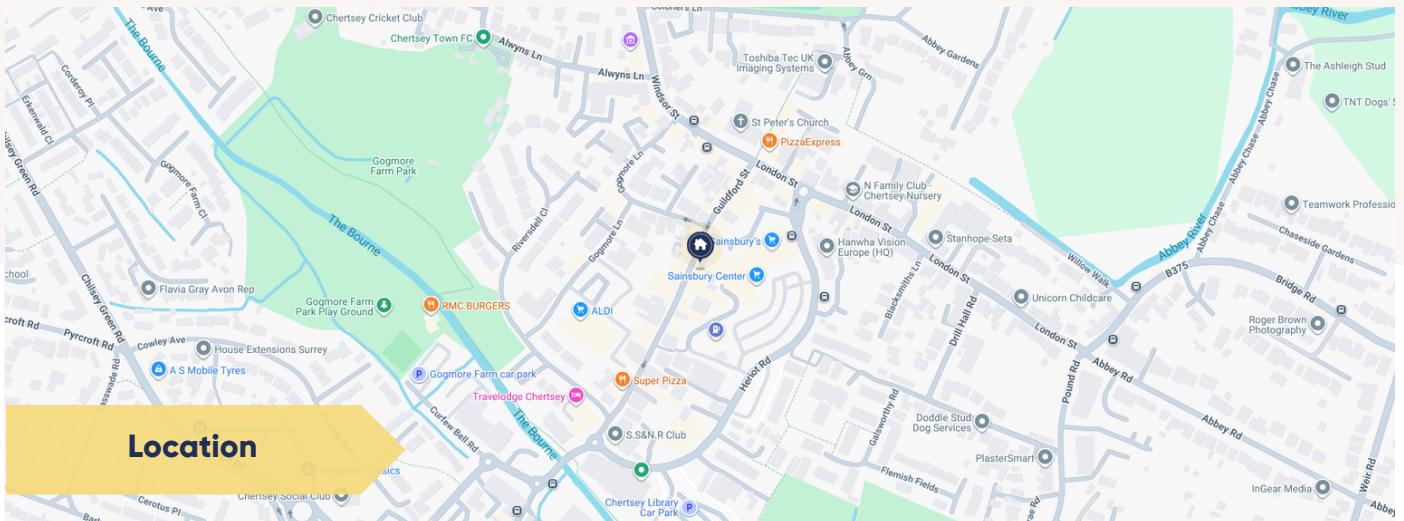


£13,500

EPC



B, C, D



Location



Additional Information

Grade II Listed Mixed-Use Investment & Development Opportunity

96 Guildford Street is an attractive Grade II Listed mixed-use property comprising a ground floor commercial unit together with two residential flats, occupying a prominent and highly convenient position within walking distance of Chertsey town centre and its extensive range of local shops and amenities.

The property provides a versatile combination of commercial and residential accommodation, offering the potential for multiple income streams and scope for future enhancement.

The ground floor commercial accommodation comprises a shop unit fronting Guildford Street, providing an excellent opportunity for a variety of commercial uses, subject to any necessary consents.

To the rear of the ground floor is a self-contained one-bedroom residential flat, providing useful additional residential accommodation and income potential.

The upper part of the property comprises a spacious two-bedroom flat, offering generous accommodation and an interesting opportunity for investors or developers. Subject to planning permission, Listed Building Consent and all other necessary statutory approvals, the upper-floor accommodation may offer potential for subdivision to create two separate residential units, providing scope to increase the property's rental income and overall value.

ADDITIONAL IMAGES



FLOORPLANS



Commerical Space

Ground Floor

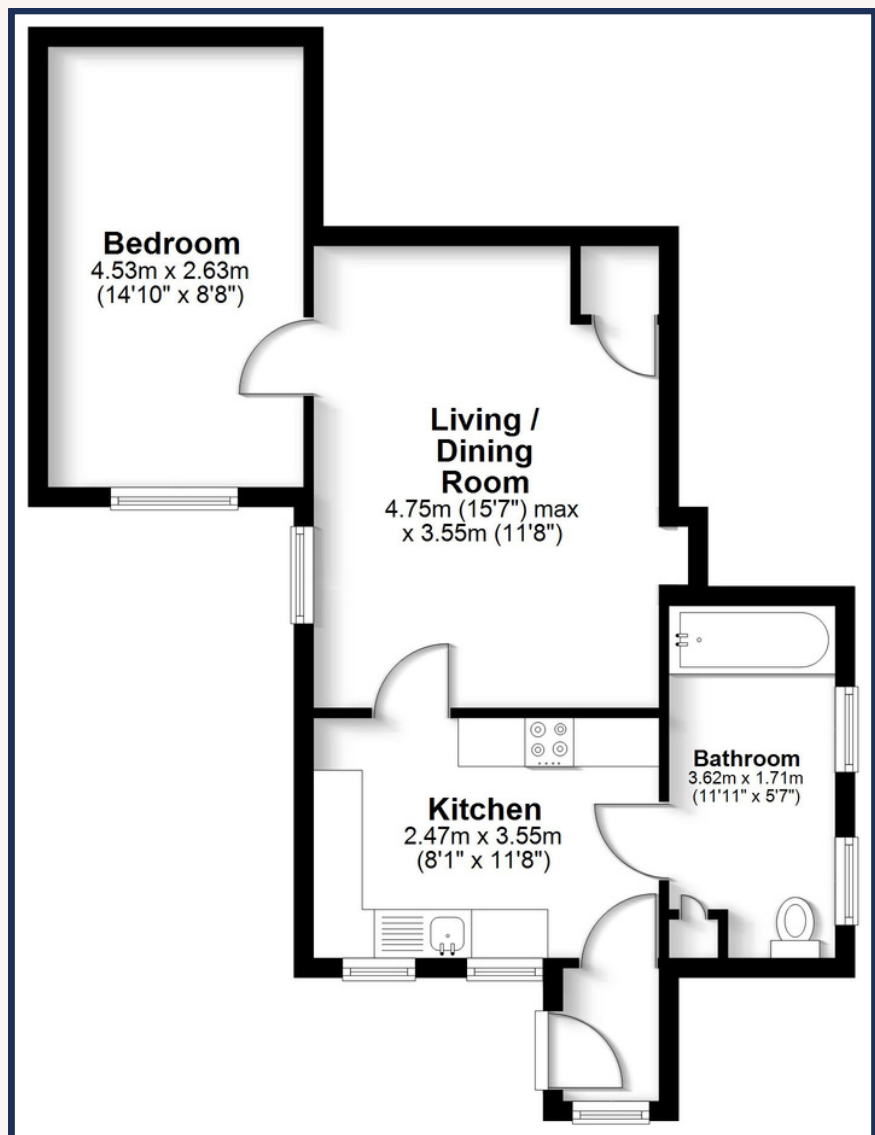
46.6 sq m / 501.6 sq ft

Shop
9.32m x 5.00m
(30'7" x 16'5")

Flat 96A

Ground Floor

46.2 sq m / 496.8 sq ft



Bedroom
4.53m x 2.63m
(14'10" x 8'8")

**Living /
Dining
Room**
4.75m (15'7") max
x 3.55m (11'8")

Kitchen
2.47m x 3.55m
(8'1" x 11'8")

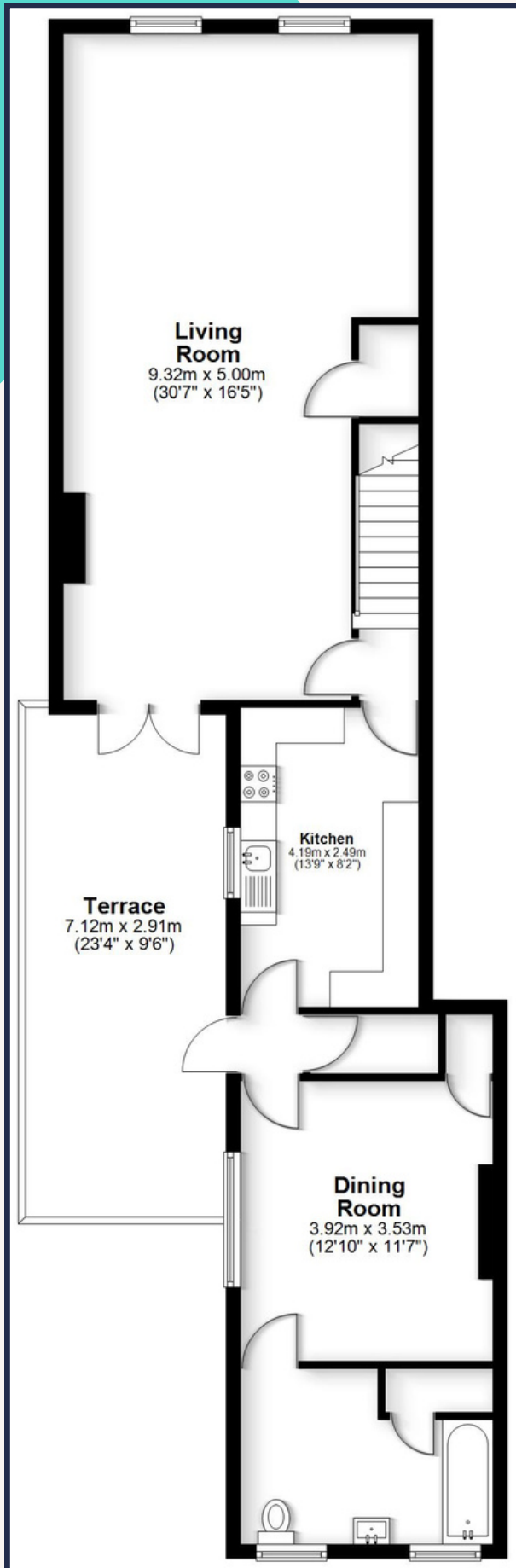
Bathroom
3.62m x 1.71m
(11'11" x 5'7")

FLOORPLANS

Flat 96B

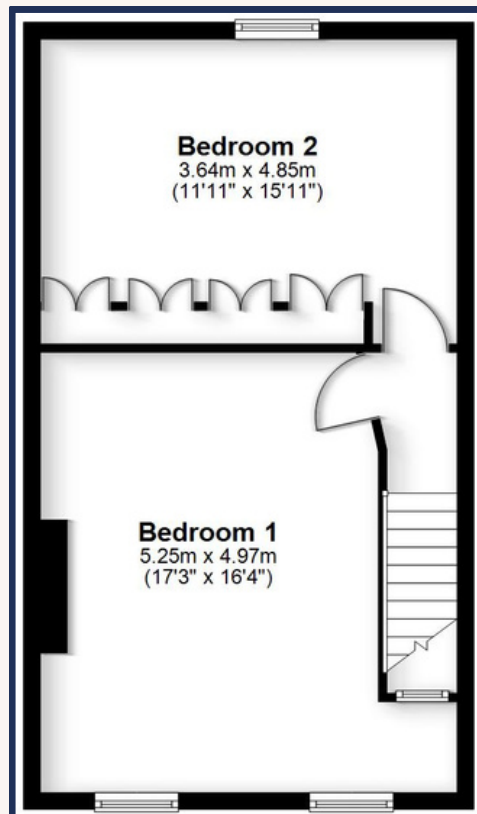
First Floor

83.4 sq m / 897.9 sq ft



Second Floor

44.2 sq m / 476 sq ft





Ian Bullimore

Co Founder at Rybull Group

ian@rybull.co.uk
01923 549 153



Chris Ryall

Co Founder at Rybull Group

chris@rybull.co.uk
01923 549 153

whozoo.
Commercial Property, Expertly Done

x

rybull
group



0333 200 8330



| info@whozoo.co.uk



| www.whozoo.co.uk



| 07541 906 478

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
- All statements in these particulars are made without responsibility on the part of Whozoo Ltd or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither Whozoo Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken, and you should rely on actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



www.whozoo.co.uk



0333 200 8330



info@whozoo.co.uk