

PROPERTY PARTICULARS

FREEHOLD FOR SALE

GROUND FLOOR SHOP & 2 BED MAISONETTE



**4 & 4A BURWOOD PARADE, GUILDFORD STREET
CHERTSEY, SURREY KT16 9AE**

Regulated by RICS



LOCATION

4 & 4A Burwood Parade is in Guildford Street, the main shopping thoroughfare. The premises are a short walk from the railway station which offers a service to London Waterloo (link line). Chertsey is approximately 20 miles south west of Central London and is strategically located for access to the M25 (Junction 11). This is turn provides access to the national motorway network as well as Heathrow & Gatwick Airports. There is rear access via Bemonds Row and Heriot Road.

DESCRIPTION

Burwood Parade consists of a terrace of 5 similar properties. The ground floor is a lock-up shop of a mostly regular shape, with a typical shop window display that benefits from a roller shutter door. There is access to the rear for deliveries. Above there is a 2-bedroom maisonette which was refurbished a few years ago. A staircase provides access at the back of the block, via Bemonds Row. Photographs included were taken when the maisonette was renovated.

ACCOMMODATION

Ground floor shop

Front retail	39.21 sq m	422.06 sq ft
Rear retail	10.58 sq m	113.88 sq ft
W.C.		
Kitchen point		
Ancillary store	12.97 sq m	139.60 sq ft

Maisonette

First floor	Reception room	4.818 m x 3.388 m
	Kitchen	2.849 m x 3.464 m
	Hallway	
	Staircase leading to second floor	

Second floor	Bathroom	2.415 m x 1.473 m
	Bedroom	4.953 m x 3.435 m
	Bedroom	2.473 m x 2.248 m



EPC

The shop office has an EPC rating of D89. The maisonette has an EPC rating of D49. Copy EPC's available upon request.

TENURE

We are offering the freehold interest for sale. The shop is vacant. The maisonette is subject to an Assured Shorthold Tenancy, with the tenant paying £1,000 per calendar month.

PRICE

£400,000 subject to contract.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS - Strictly by appointment only with Sole Agent:

T: 07523 958083 or E: phil@eggerdon-holland.co.uk

