

# CHERTSEY

Laser House, 75-79

Guildford Street, KT16 9AS



## INVESTMENT / OFFICE / RETAIL FOR SALE

**6,313 SQ FT**

- Offers invited in excess of £1.3 million
- 6,313 sq. ft. on a site of 0.18 acres
- 3-storey mixed use building with retail investment on the ground floor and offices on the first and second floors
- Private car park to the rear of the building with a total of 20 spaces
- Town centre location
- Written offers for the property are invited by 12 noon on Friday 10th November.

**Freehold Opportunity - Mixed Use Town Centre Building for Sale with Part Investment  
Suitable for Redevelopment (STP)**

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## Summary

Available Size	6,313 sq ft
Price	Offers in the region of £1,300,000
EPC Rating	Upon Enquiry

## Description

Laser House comprises a 3-storey mixed use building situated on Guildford Street, Chertsey which is the main shopping High Street for the town. On the ground floor are two retail units, one of which is currently let with 5 years remaining on the lease and providing rental income. The ground floor also benefits from a reception area which leads on to the first and second floor offices. Part of the second floor is let with a lease expiry of June 2024. The property benefits from a private car park to the rear with 20 parking spaces. Laser House has the benefit of Permitted Development comprising 8 residential units with a mix of one and two bedroom apartments. Suitable for a variety of alternative uses or residential redevelopment (Subject to Planning)

## Location

Laser House fronts Guildford Street which is situated in the heart of Chertsey town centre, surrounded by all of its shopping, restaurant and leisure amenities. Chertsey railway station is just a 5 minute walk away which provides a direct line to London Waterloo. Junction 11 of the M25 is approximately 1.5 miles from the property, providing access to the national motorway network as well as Heathrow and Gatwick Airports.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Retail Unit 1	682	63.36	Available
Unit - Retail Unit 2	445	41.34	Available
1st - Ground and 1st Floor Offices	2,801	260.22	Available
2nd - Part 2nd Floor Suite 1	1,400	130.06	Available
2nd - Part 2nd Floor Suite 2	985	91.51	Available
<b>Total</b>	<b>6,313</b>	<b>586.49</b>	

## Specification

6,313 sq. ft. on a site of 0.18 acres  
 Rental income from existing tenants  
 Double glazing  
 Central heating  
 Comfort cooling  
 Passenger lift  
 Secure rear car park with parking for minimum 20 cars

## Viewings

Strictly through the sole agents listed below

## Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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