

**Retail Unit
TO LET**

Retail & Leisure

**3 MONTHS
RENT FREE**

On the Instructions of



CHERTSEY KT16 9AS

101 Guildford Street



Location

The unit is situated on Guildford Street, the principal retail street in the town with **Co-op**, **NatWest**, **Halifax** and a variety of local traders in close proximity.

The town centre is anchored by a **Sainsbury's** food store with surface car park and petrol filling station.

Description

The unit comprises fitted premises arranged over ground and first floors with rear access at ground floor.

Planning

The unit benefits from Class A1 planning permission.

Rating

We are verbally advised the 2010 Rateable Value for the unit is £14,250, the UBR for 2010/2011 being 40.7p.

Interested parties are advised to make their own enquiries to the Local Authority for verification purposes.

Accommodation

The unit comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor	88.15	948
First Floor	31.67	340
Total Accommodation	119.82	1,288

Note: The above areas have been calculated on an approximate net internal basis and must be verified by the ingoing tenant.

Lease

The premises are held by way of a 25 year full repairing and insuring lease for a term to expire 24 December 2012.

Terms

The unit is available by way of a new sub-lease for the remainder of the term at a rental of £12,750 per annum exclusive.

The annual building insurance is currently in the region of £250.

Incentives

An incentive equivalent to 3 months rent free is available subject to covenant status and length of lease, to be given as a reduced rent over the first year of the term.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through sole agents.

Contact: Simon Montgomery
020 7255 8057
smm@rapleys.co.uk

For further opportunities please visit
www.rapleysmorrisons.co.uk



LONDON

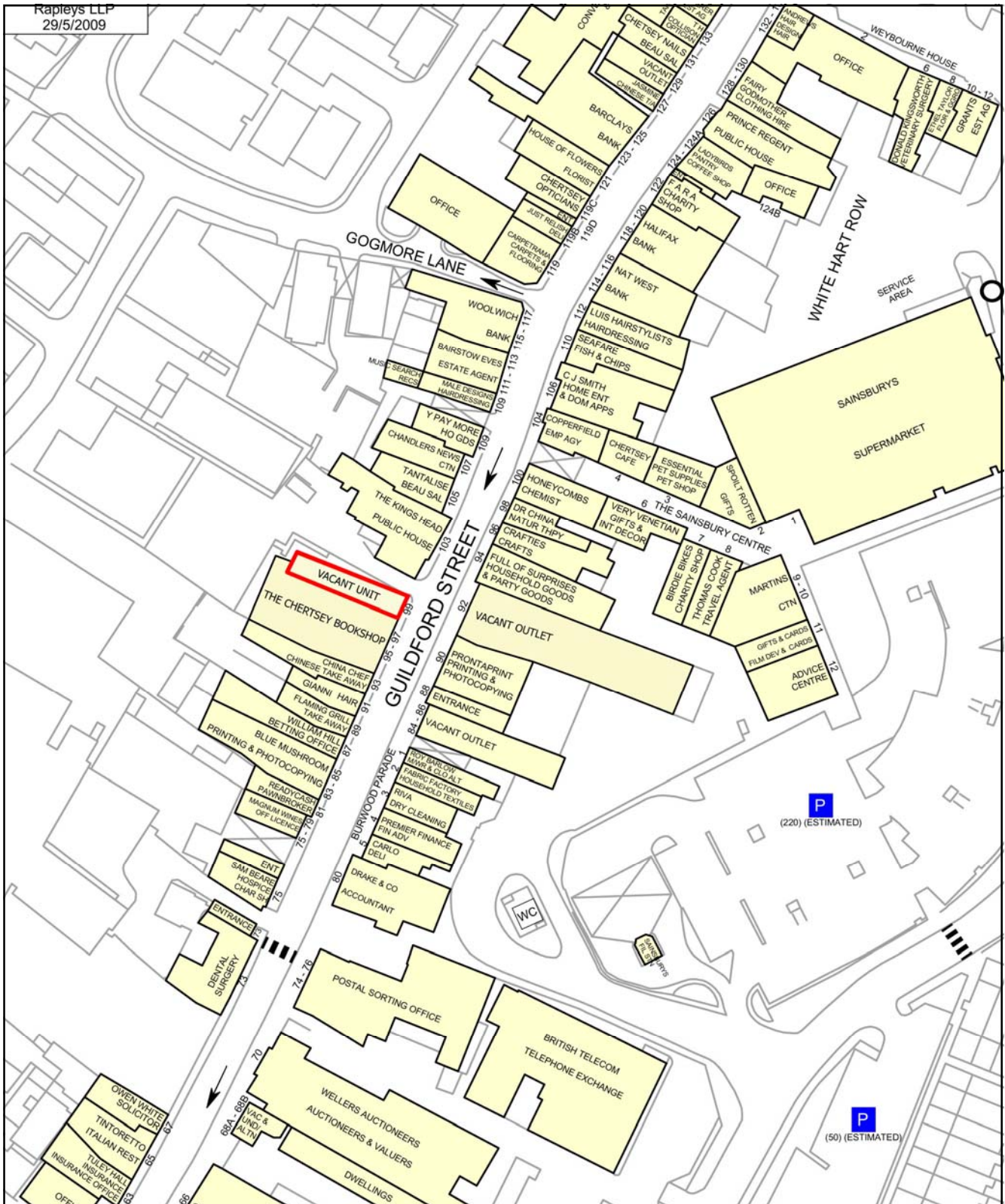
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