

**MIXED USE INVESTMENT
FOR SALE**

Owen Shipp
COMMERCIAL

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EGi's Most Active Dealmaker - Surrey



37 CHERTSEY ROAD, WOKING, SURREY, GU21 5AJ

Fully Let Mixed Used Investment in a Popular Trading Location

£83,200 p.a. with Stepped Increases on the Ground Floor

Development Potential to Rear

Complete Refurbishment Undertaken in 2017



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1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU
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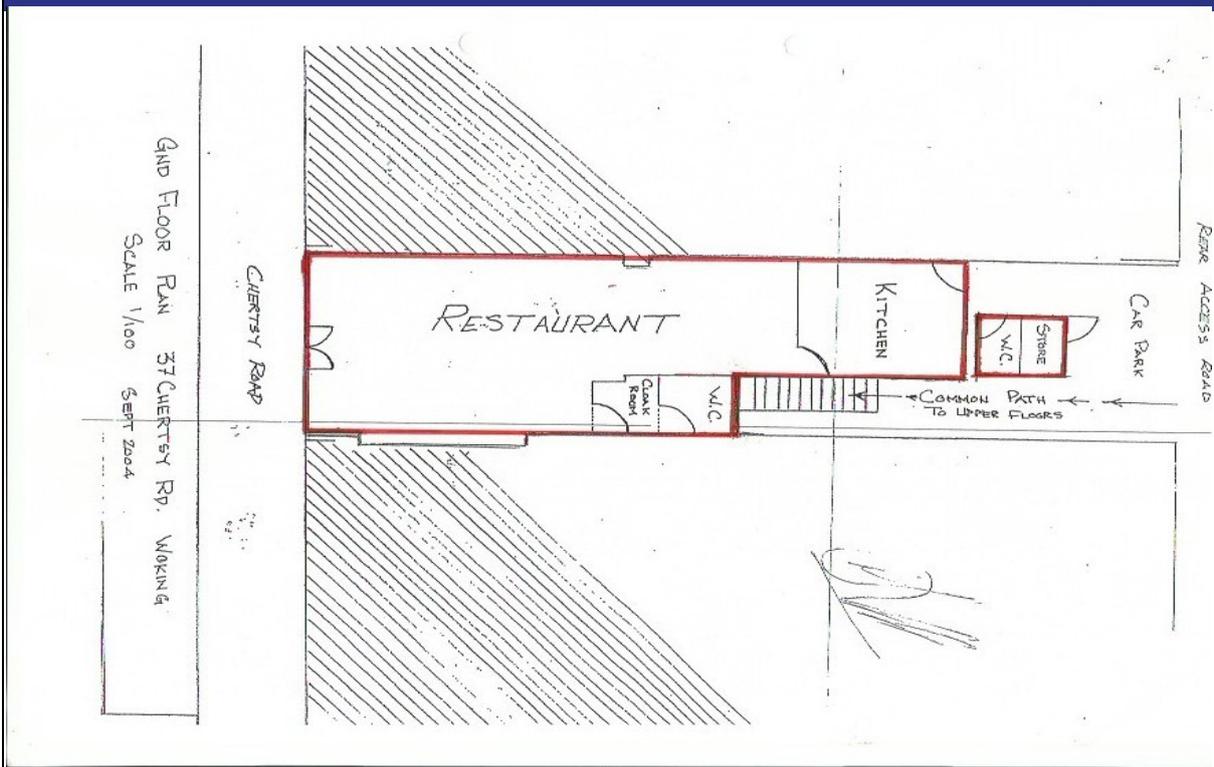
Location	Tenure						
<p>37 Chertsey Road is located in a busy trading location on the edge of Woking Town Centre. Nearby occupiers include Wetherspoons, Jaipur Indian Restaurant, KFC, Thali:, William Hill, Ladbrokes, Taco Bell, McDonalds, Subway and Nando's. In terms of local transport links; the A3 is located 5 miles to the East, with links to London and the South Coast, the M3 6 miles</p>	<p>The Freehold interest is available subject to the below tenancies; more information can be provided on request.</p> <p>The Ground Floor is let to Farid Ahmed (T/a Roosters Piri Piri) on a 16 year FRI lease inside the 1954 Landlord & Tenant Act from 25/12/16 with stepped increases every 4 years. The current passing rent is £34,606 p.a. stepping to £38,066 (2020), £41,827 (2024) and £46,509 p.a. (2024).</p> <p>A rent deposit of £17,303 (effectively 6 months) is also held on account.</p> <p>The Upper Parts are let out on all-inclusive AST rents in line with the below; 1 months deposit is held for each Tenant and the appropriate HMO certification has been obtained from Woking Borough Council for this use:</p>						
Description							
<p>The subject property is a four storey mixed use building with rear access from the Local Authority Car Park also available. The Ground floor is formed of an A3/A5 retail unit currently trading as Roosters Piri Piri, with the upper floors occupied as a Licenced HMO, with 6 rooms let out on AST contracts on a room by room basis on all-inclusive rents.</p>	<p>Room 1 - £600 pcm Room 2 - £750 pcm Room 3 - £700 pcm Room 4 - £750 pcm Room 5 - £500 pcm Room 6 - £750 pcm</p>						
Accommodation							
<p>The net internal area for the Ground Floor is approximately as follows:</p> <p>Ground Floor</p> <table border="0"> <tr> <td>Net Internal Area</td> <td>77.66 sq m</td> <td>836 sq ft</td> </tr> <tr> <td>ITZA Area</td> <td>52.25 sq m</td> <td>562 sq ft</td> </tr> </table> <p>Upper Parts</p> <p>The upper parts are formed of 6 rooms of various sizes ranging from 106 sq. ft. for the smallest to 269 sq. ft. for the largest.</p>	Net Internal Area	77.66 sq m	836 sq ft	ITZA Area	52.25 sq m	562 sq ft	<p>Total income is therefore £4,050 pcm or £48,600 p.a. (less outgoings).</p> <p>The outgoings for the property are approximately £15,000 p.a. resulting in a net income on the upper parts of £33,600 p.a. and an overall net income of circa £67,500 p.a.</p>
Net Internal Area	77.66 sq m	836 sq ft					
ITZA Area	52.25 sq m	562 sq ft					
Rates							
<p>Ground Floor</p> <p>Rateable Value: £19,750 (2018/19)</p>							
EPC							
<p>To Be Assessed</p>							
Price							
<p>Guide Price: £1,200,000</p>							
Legal Costs							
	<p>Both parties to bear their own legal costs incurred in the transaction.</p>						
Viewing							
	<p>Strictly by appointment with the Joint Sole agents.</p>						
	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Owen Shipp COMMERCIAL</p> <p>01483 450115 www.owenshipp.co.uk</p> </div> <div style="text-align: center;">  <p>Graham Tring Associates</p> </div> </div>						

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

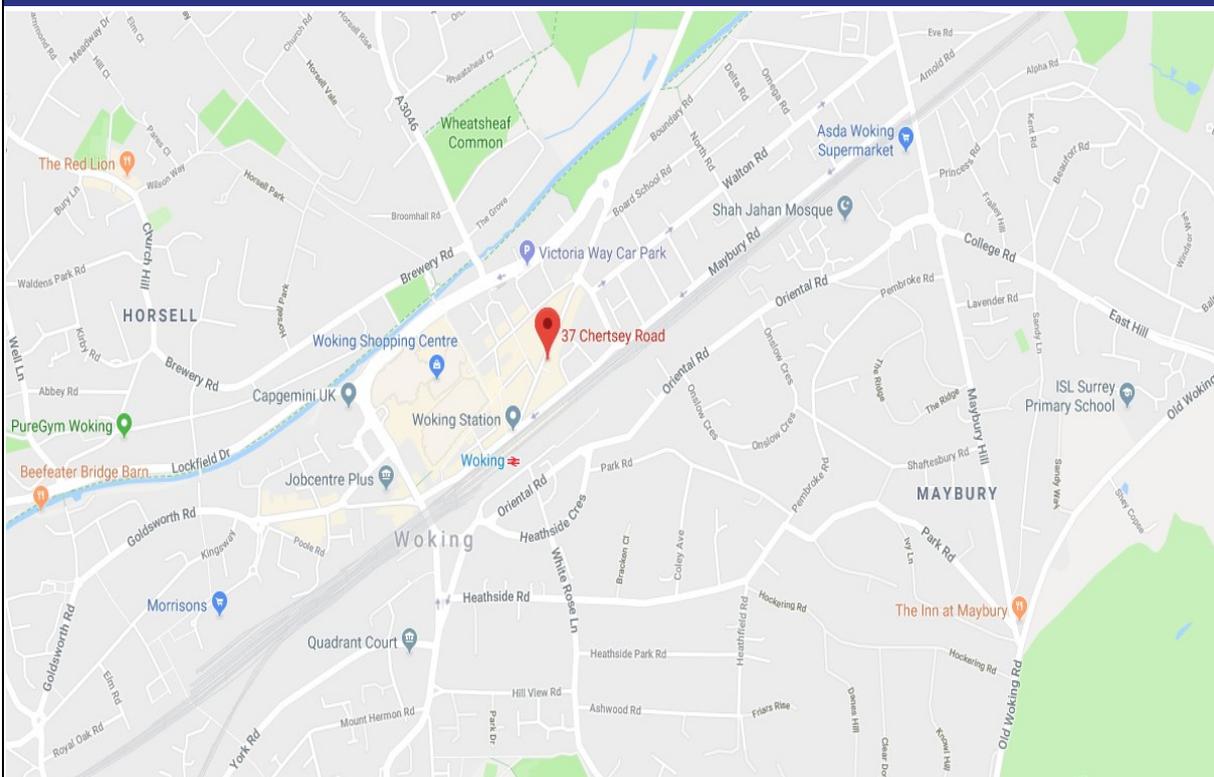
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Floor Plan



Location Map



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