

## 91 Guildford Street, Chertsey, KT16 9AS

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An excellent opportunity to acquire a fully fitted hair salon premises in a busy high street location in Chertsey

- Fully equipped with 8 styling stations, 3 backwash basins
- Ready for immediate occupation
- Prominent high street location in Chertsey
- Approx. 850 sq ft ground floor premises
- New 10 or 15 year lease at £18,000 per annum
- £12,000 premium for fixtures, fittings and stock

## Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	850 sq ft
<b>Price</b>	Offers in the region of £12,000 Premium for the benefit of the lease and fixtures & fittings.
<b>Rent</b>	£18,000 per annum
<b>Rateable Value</b>	Rateable Value: £8,800 £5.17 per sq ft
<b>EPC Rating</b>	D (81)

## Description

A fully fitted ground floor hair salon located in a busy Chertsey high street position, available to let with an ingoing premium of £12,000.

The premises extend to approximately 850 sq ft and are arranged to provide 8 styling stations, 3 backwash basins, reception area, colour preparation space, staff room/kitchenette and W.C. facilities.

The property has been used as a hairdressing salon since 1982 (formerly "Gianni") and benefits from an established trading location. The existing business is closing, and the premises will be offered with vacant possession, providing a ready-to-trade opportunity for an incoming operator.

Available on a new 10 or 15 year lease at £18,000 per annum (£1,500 pcm), with a 3-month rent deposit. Suitable for experienced hair, beauty or similar operators.

## Location

Situated in a prominent position on Guildford Street, Chertsey, within a busy and established high street location benefiting from good footfall and local trade.

## Accommodation

Floor/Unit	sq ft	Tenure	Rent (sq ft)	Price	Monthly Rent	Availability
Ground	850	For Sale / To Let	£21.18	£12,000 Premium for the benefit of the lease and fixtures & fittings.	£1,500	Available
<b>Total</b>	<b>850</b>		<b>£21.18</b>			

## Viewings

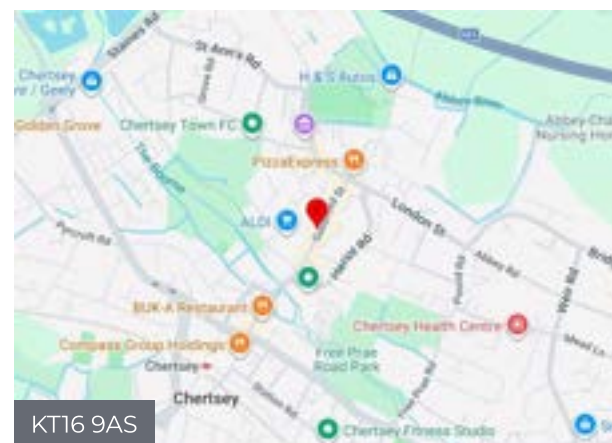
Strictly by appointment through the sole agents, Lansley Commercial.

## Terms

An excellent opportunity to acquire a fully fitted hair salon premises in a busy high street location in Chertsey, available on a new lease with an ingoing premium of £12,000.

Available on a new 10 or 15 year lease at £18,000 per annum, this opportunity is ideally suited to experienced hair, beauty or similar operators seeking a ready-to-trade premises in a strong trading position.

## Key Points



## Viewing & Further Information



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1 (553 sq.ft.)  
 It is an open plan layout. No consideration for floor covering or for the walls, ground and ceiling are included in the floor area. The floor covering and the walls, ground and ceiling are included in the floor area.



