

65 & 71 GUILDFORD ROAD, LIGHTWATER

Lock-up Shop Unit and Self-contained Flat

Michael Rogers
020 8332 7788
michaelrogers.co.uk

65 & 71 Guildford Road, Lightwater, GU18 5SB

Lock-up shop unit and self-contained 2-bed flat

Viewing | Niall Christian t: 020 8332 7788 m: 07780 678684 e: niall.christian@michaelrogers.co.uk
Josh Thompson t: 020 8332 4594 m: 07701 086242 e: joshua.thompson@michaelrogers.co.uk

Rent- On application

LOCATION
The available accommodation comprises of a lock-up shop unit with a self-contained 2 double bed flat above, situated in a prominent parade in the heart of Lightwater village. The property benefits from exclusive customer parking to the front. There is also a bus stop immediately outside.

Lightwater village is less than a mile from Junction 3 of the M3, giving easy access to the M25 and Heathrow Airport.

DESCRIPTION
The accommodation comprises:

Self-contained ground floor retail unit - 543 Sq ft net internal area.
The unit has been refurbished to provide screed flooring, suspended ceiling with recessed LED panel lighting, new WC and basin with hot water, distribution board and wiring.

First floor flat – 722 Sq ft gross internal area.
The flat has 2 double bedrooms, new fitted kitchen, new fitted bathroom with WC and large living room. The accommodation benefits from new electrics, electric heaters and hot water systems and is newly decorated throughout.

Garage – 157 Sq ft gross internal area.

Outbuilding – 72 Sq ft gross internal area.

TERMS
The unit is available on a new full repairing and insuring lease for a term by arrangement subject to five yearly, upward only, rent reviews.

USE
Use Class E.

EPC
Upon application.

BUSINESS RATES
Rateable Value: £12,750
Rates Payable: £5,635.50 for 2026/27.

Applicants are advised to make their own enquiries with the Valuation Office Agency.

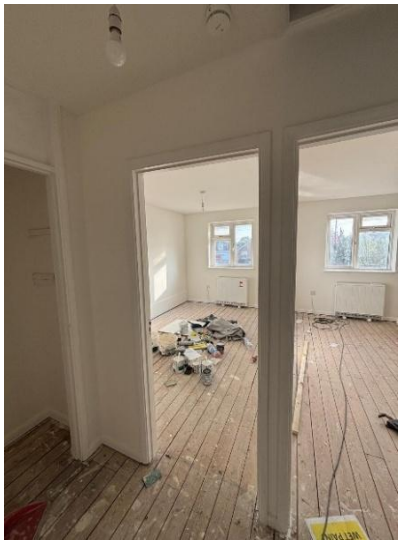
COUNCIL TAX:
Council Band: C
Council Tax Payable: £2,194 for 2026/27

Applicants are advised to make their own enquiries with gov.uk /pay-council-tax

Living Room



Bedrooms



Kitchen



INSURANCE

Insurance is charged to the shop and flat combined at 20% of the premium which is £1,367.92 for the 12 months to 31 October 2027

LEGAL COSTS

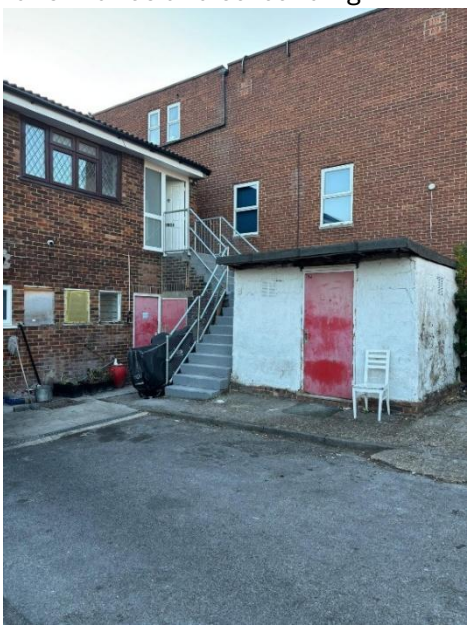
Each party to bear their own legal costs.

ANTI MONEY LAUNDERING

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October 2026

Flat entrance and outbuilding



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