

TO LET



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.

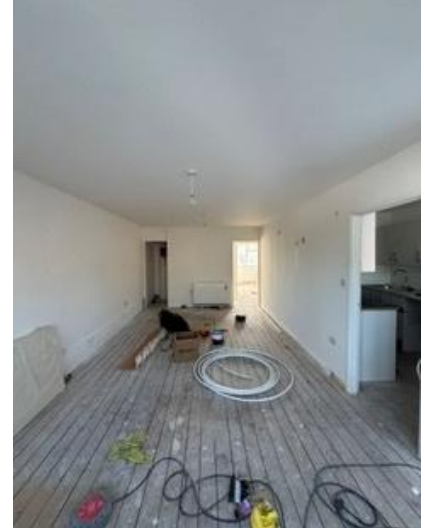
COUNCIL TAX:

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](http://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

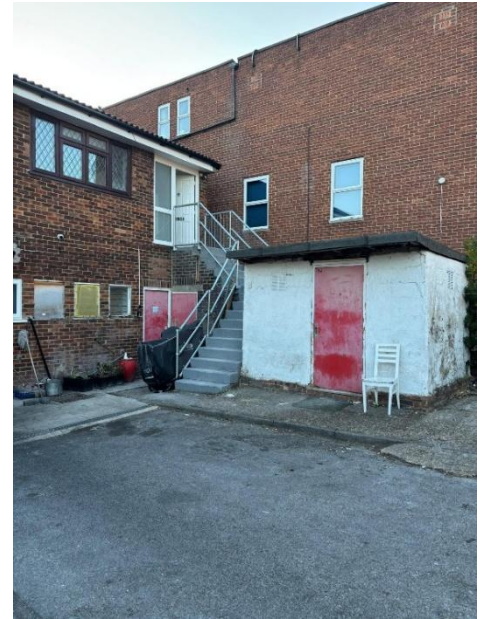
Each party to bear their own legal costs.

ANTI MONEY LAUNDERING

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti-money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

October 2026

Flat entrance and outbuilding



The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements.



Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey RH2 9HZ