



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Town Centre Retail Unit
2,952 sq. ft / 274.2 sq. m

224 High Street, Guildford, Surrey GU1 3JD

LOCATION

Situated in a good trading location opposite Toni & Guy and adjacent to Skin Spirit, Sofa.com whilst close to Fired Earth, Knight Frank, Smidt Kitchens.

ACCOMMODATION

Arranged on ground, first and second floors. This a grade 2 listed building of character offering excellent sales areas on both ground and first floors with ancillary stores and offices at second floor levels.

Internal Width	26'2"	7.97m
Shop Depth	44'8"	13.61m
Ground Floor Area	1042 sq. ft	96.8 sq. m
First Floor Sales/Storage	1384 sq. ft	128.6 sq. m
Second Floor	479 sq. ft	44.5 sq. m

LEASE

A new full and repairing lease is available for a term of 10 years with an upward only rent review at the 5th year.

RENT

£70,000 per annum exclusive of rates & VAT (if applicable).

RATES

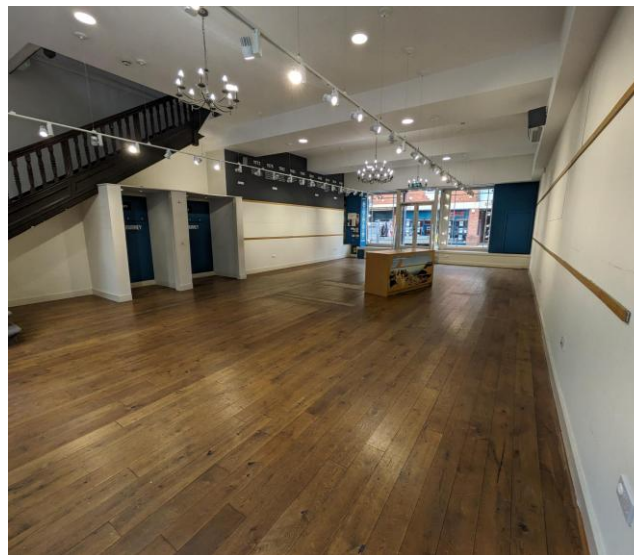
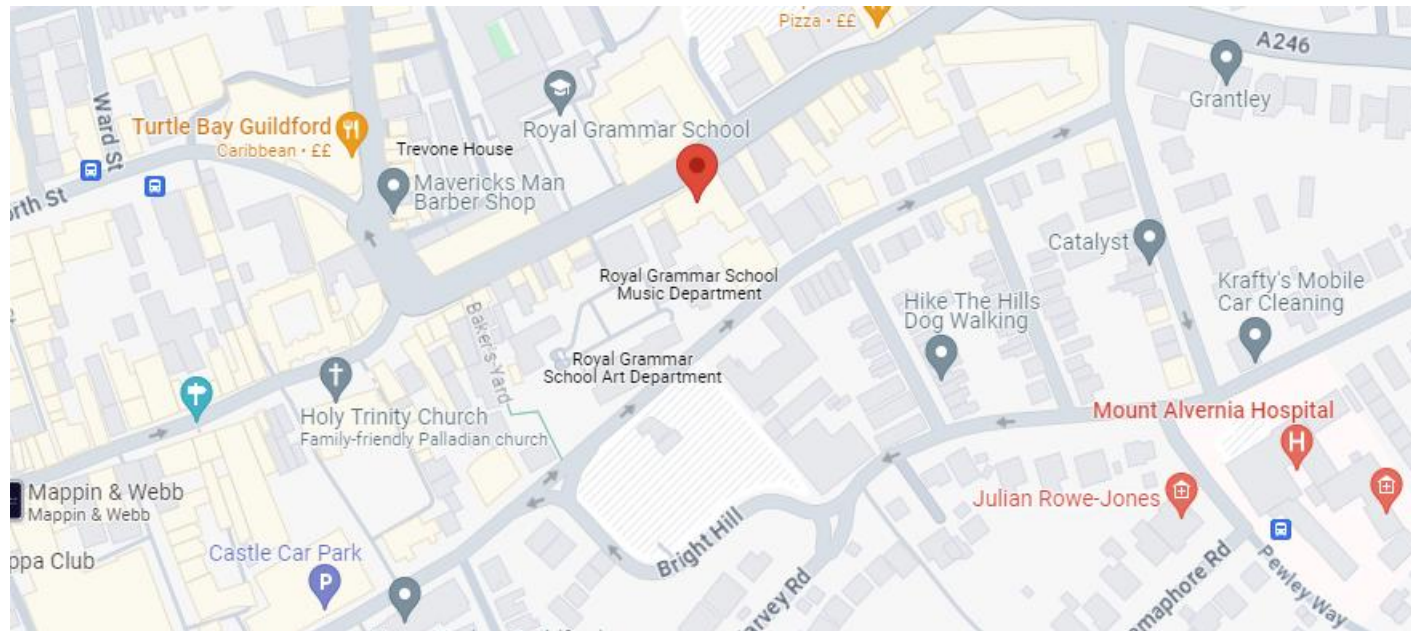
Rateable Value: £75,000

Rates Payable: £40,950 per annum

Interested parties should check their eligibility for a 75% reduction in business rates until April 2025.

LEGAL COSTS

Each party to bear their own legal costs



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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