Owen Isherwood
CHARTERED SURVEYORS

222 High Street, Guildford, GU1 3JD

TO LET | 3,000 SQ FT (278.71 SQ M)

Attractive Class 'E' Shop Premises

Attractive Period Class E Premises

- Suitable for most Class E uses (subject to consents)
- Characterful period grade II Listed building
- Prime High Street location in Guildford town centre
- Garden and Attractive Conservatory
- Feature Staircase
- Bright first-floor accommodation with High Street outlook
- Excellent footfall and transport connectivity

Location

The property occupies a prominent position on Guildford High Street, one of Surrey's prime retail locations, benefiting from strong footfall and a mix of national and independent retailers, cafés and professional services. Guildford also benefits from excellent transport links, including direct rail services to London Waterloo and easy access to the A3, connecting to the M25 and wider motorway network.

Description

Attractive period commercial premises, forming part of a characterful listed building on Guildford High Street. The property benefits from prominent frontage and offers versatile accommodation suitable for a range of Class E uses (subject to consents). The bright first floor overlooks the High Street, and the property also benefits from a two-tier rear patio area.

Accommodation

Name	sq ft	sq m
Ground	1,175	109.16
Basement - Storage	300	27.87
1st	800	74.32
2nd	725	67.35
Total	**3,000**	**278.70**

Rent

£65,000 per annum Exclusive of rates and VAT if applicable

Rates & Charges

Rateable value: £55,500
Rates payable: £23,650 per annum

EPC

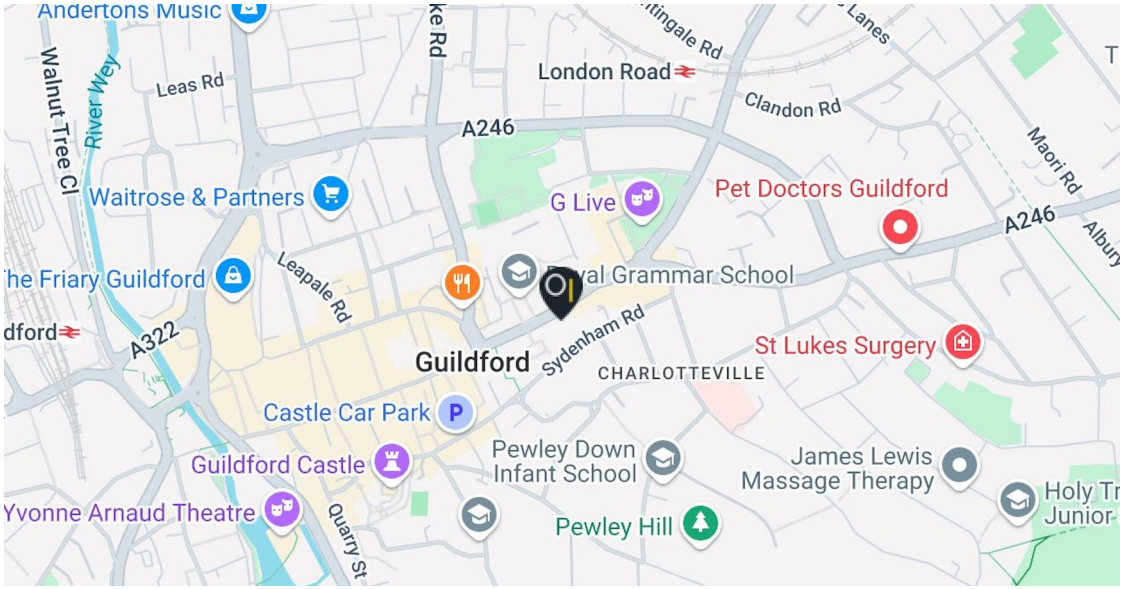
D (80)

Terms

A new full repairing and insuring lease is available for a term to be agreed, subject to upward only rent reviews every 5 years.

Legal costs

Each party to bear their own legal costs incurred in the transaction.



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