



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

PRIME "E" CLASS UNIT
4,700 sq. ft. (436.7 sq. m)

219 HIGH STREET, GUILDFORD, SURREY GU1 3BJ

KEY POINTS

- Attractive Building in Prominent Location
- Available on a new Lease with Vacant Possession
- Capable of multiple uses under Class "E"

LOCATION

The subject property is in the affluent Surrey town of Guildford towards the top end of the High Street. The property is within 1 mile of Guildford train station (15 min walk) with regular services to London Waterloo and Portsmouth Harbour. The nearest bus station is on Jenner Road (3 min walk) with regular buses serving the Guildford area (No. 36,463,478 & 479).

DESCRIPTION

The property is arranged over ground floor with 102 covers, disabled WC, bar servery and service area. With one upper floor with a further 36 covers, trade kitchen and customer WC's.

ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Ground Floor	2,500	232.3
First Floor	2,200	204.4

TERMS

A new lease with terms to be agreed.

RENT

£120,000 per annum

RATES

Rateable Value: £158,000

Rates Payable (22/23): £80,896

EPC

TBC

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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