

CARBON BLUSH



Owen
Isherwood
CHARTERED SURVEYORS

254 High Street, Guildford, GU1 3JG

TO LET | 1,456 SQ FT (135.27 SQ M)

Ground & First Floor Retail Unit On Guildford High Street.

- High Street Location
- Character Property
- Current Planning Use A1/A2
- Small patio to the rear
- Air-conditioning
- W/Cs on ground and first floors





Location

Located in a prominent position on Guildford's historic High Street, 254 High Street benefits from strong footfall and excellent visibility. The unit is surrounded by a mix of national retailers, independent shops, cafes, and restaurants, and is within walking distance of Guildford mainline station and public parking. Nearby retailers include Sofa.com, Zizzi, Rohan, Starbucks, Shah's Secreto and Toni & Guy.

Description

This central Guildford character retail property consists of ground and first floor retail areas, with basement storage and a staff break out area on the first floor. There are W/Cs on both ground and first floors along with a small patio area to the rear. Currently the first floor is partitioned into 3 offices and the space also benefits from air conditioning.

Accommodation

Name	sq ft	sq m	Availability
Ground	689	64.01	Available
1st	425	39.48	Available
1st - Kitchen	181	16.82	Available
Basement	161	14.96	Available
Total	1,456	135.27	

Terms

A new full repairing and insuring lease is available with an upward only rent review at the 5th year.

Rent

£37,500 per annum Rental offers are invited

Rates & Charges

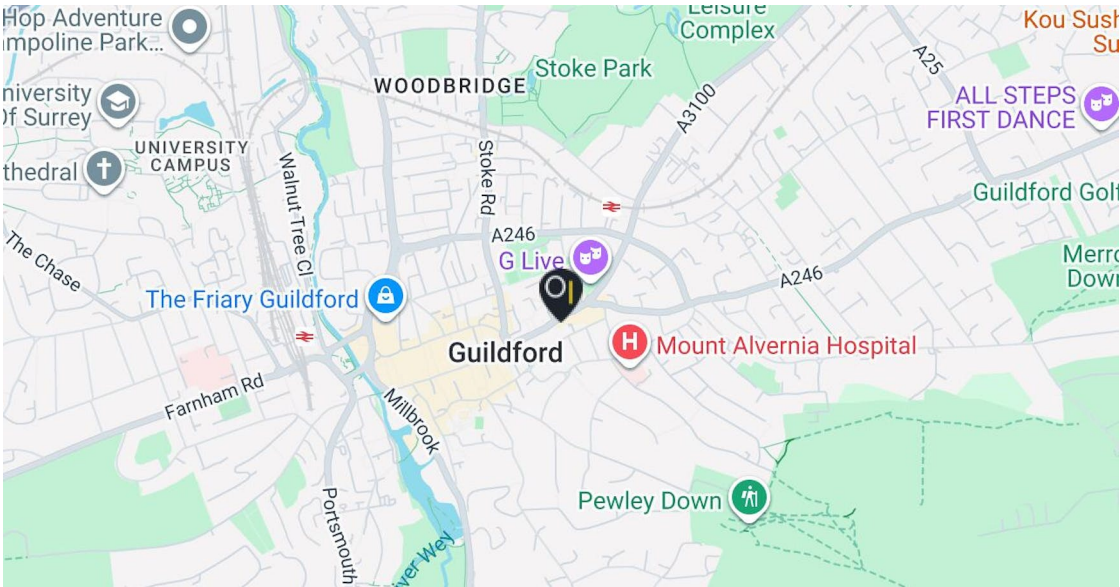
Rateable value: £45,750
Rates payable: £22,829.25 per annum

EPC

C (65)

Legal costs

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



Contact

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