



**WOOLWICH** PROPERTY SERVICES

CLINIC Laser · Injectables · Skin · Body

hydrafacial

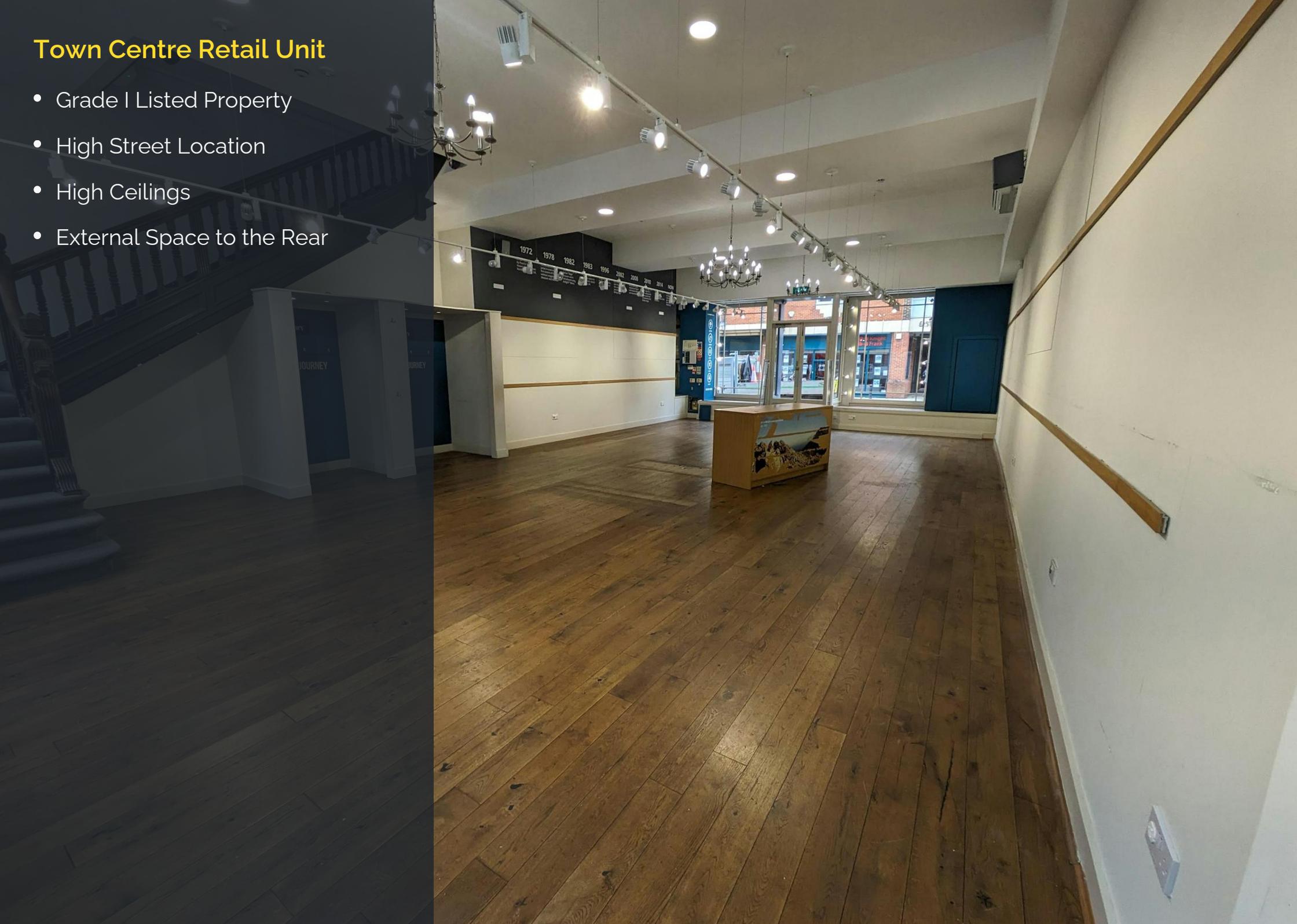
LONGER OFFER

**Owen Isherwood**  
CHARTERED SURVEYORS

224 High Street, Guildford Surrey, GU1 3JD  
**TO LET | 2,952 SQ FT (274.25 SQ M)**

## Town Centre Retail Unit

- Grade I Listed Property
- High Street Location
- High Ceilings
- External Space to the Rear



## 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.

## Description

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

## Accommodation

Name	sq ft	sq m	Availability
Ground	1,042	96.80	Available
1st	1,384	128.58	Available
2nd	479	44.50	Available
<b>Total</b>	<b>2,905</b>	<b>269.88</b>	

## Terms

New Lease

## Rent

£70,000 per annum

## Rates & Charges

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

## 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.

## Legal costs

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



## Contact

### Adam Fenney

T: 01483 300176

M: 07983204530

E: adam@owenisherwood.com

### Mark Isherwood

T: 01483 300176

M: 07990 585666

E: mark@owenisherwood.com

**owenisherwood.com | 01483 300 176**

**1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU**

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