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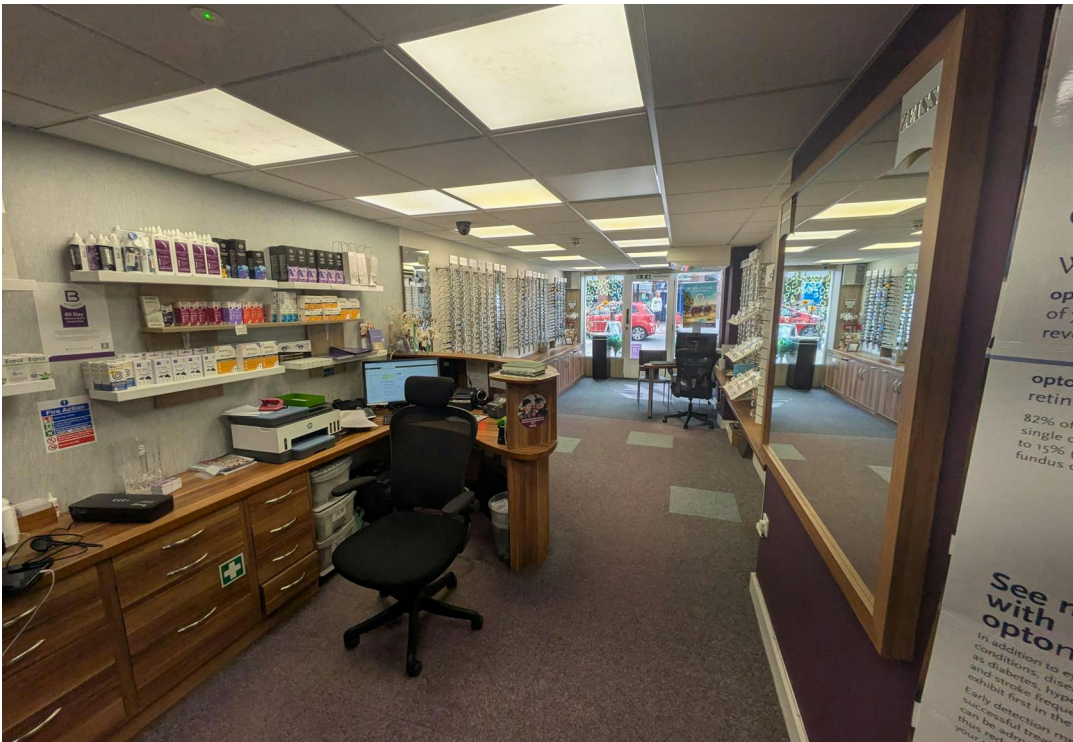
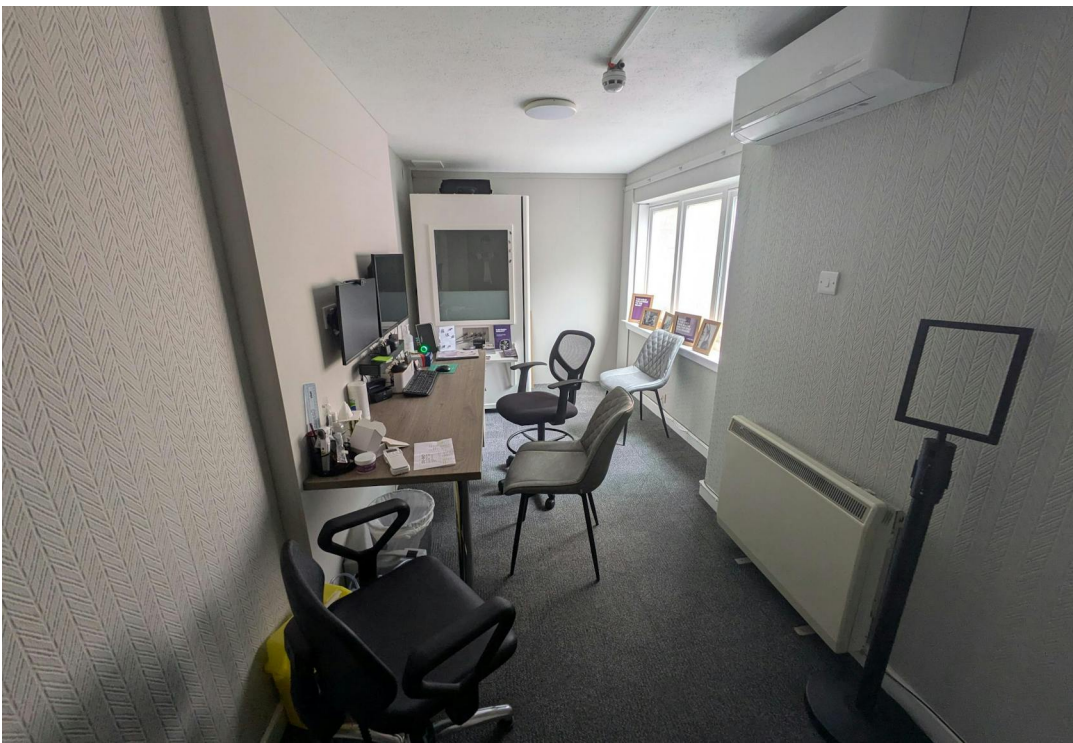
Owen
Isherwood
CHARTERED SURVEYORS

37 High Street, Guildford, GU1 3DY
TO LET | 1,264 SQ FT (117.43 SQ M)

Retail unit in central Guildford over multiple floors.

- High Street location close to The Friary and modern developments.
- Affluent town in central Surrey with low retail vacancy rates.
- Multiple floors and rooms for ample storage and commercial use.
- Retail Class "E" use.
- Blue-chip tenants including Wagamama's, Santander and Marks & Spencer's nearby.
- Nearby customer parking either on High Street or at Portsmouth Road Car Park.





Location

Situated on a busy High Street corner location in the heart of Guildford town centre, this retail unit benefits from high footfall and excellent visibility. The modern retail development of Friary Street is also close by, placing the unit among a strong mix of national and independent retailers. Guildford is a thriving retail destination, popular with both locals and visitors, and benefitting from footfall from nearby, smaller towns dotted throughout Surrey.

Description

Based over multiple floors, this unit has a small shop front which goes back towards the rear staircase, and has another office/storage room to the rear. On the first floor a small kitchenette and staff WC are fitted with additional rooms. The second and third floors can be utilised as storage, or repurposed according to the tenants commercial needs.

Accommodation

Name	sq ft	sq m	Availability
Ground - Shop Floor	514	47.75	Available
1st - Office	363	33.72	Available
2nd	196	18.21	Available
3rd	191	17.74	Available
Total	1,264	117.42	

Terms

New Lease

Rent

£40,000 per annum

Rates & Charges

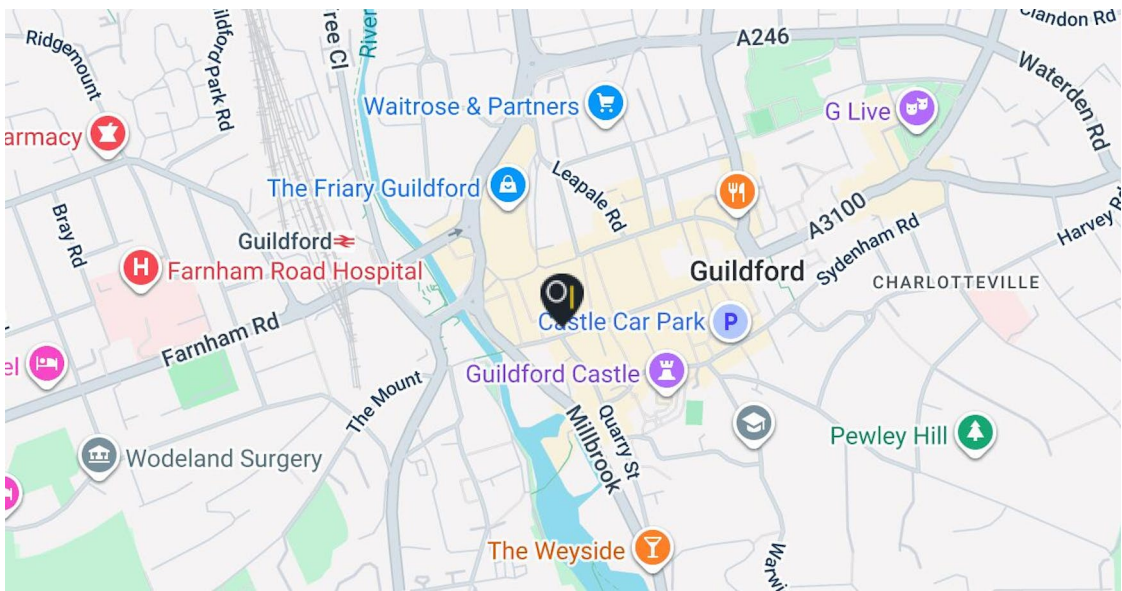
Rateable value: £27,750
Rates payable: £1,359.50 per annum

EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

Legal costs

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



Contact

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