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Location	Address	Phone Number	Hours
Atlanta	1000 Peachtree Street, N.E.	(404) 525-1234	Mon-Fri 9am-5pm
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Chicago	1000 Michigan Avenue	(312) 555-1234	Mon-Fri 9am-5pm
Denver	1000 Broadway	(303) 555-1234	Mon-Fri 9am-5pm
Houston	1000 Main Street	(713) 555-1234	Mon-Fri 9am-5pm
Los Angeles	1000 Hollywood Boulevard	(213) 555-1234	Mon-Fri 9am-5pm
London	1000 Oxford Street	(20) 555-1234	Mon-Fri 9am-5pm
Madrid	1000 Gran Vía	(91) 555-1234	Mon-Fri 9am-5pm
Manila	1000 Rizal Avenue	(63) 555-1234	Mon-Fri 9am-5pm
Mexico City	1000 Paseo de la Reforma	(52) 555-1234	Mon-Fri 9am-5pm
New York	1000 Fifth Avenue	(212) 555-1234	Mon-Fri 9am-5pm
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San Francisco	1000 Market Street	(415) 555-1234	Mon-Fri 9am-5pm
Seattle	1000 Pike Street	(206) 555-1234	Mon-Fri 9am-5pm
Stockholm	1000 Drottninggatan	(46) 555-1234	Mon-Fri 9am-5pm
Vienna	1000 Ringstrasse	(43) 555-1234	Mon-Fri 9am-5pm
Washington, D.C.	1000 Pennsylvania Avenue, N.E.	(202) 555-1234	Mon-Fri 9am-5pm

These hours are open, 10 Street & 1000 Steps & more



Godalming
Financial Services

**Owen
Isherwood**
CHARTERED SURVEYORS

38 Woodbridge Hill, Guildford, GU2 9AB

TO LET | 616 SQ FT (57.23 SQ M)

Small Retail Unit in the popular Guildford location of Woodbridge Hill.

- Small, local parade in popular area.
- Nearby units well occupied.
- Business rates exemption available to eligible applicants.
- Disability friendly WC to the rear.
- Large kitchenette and storage.
- Basement office/storage and rear entrance.
- Scope to remove partition wall and create a larger, open space.
- Any use under Class "E" permitted.





Location

The town of Guildford is located centrally within Surrey, being one of the Home Counties surrounding London and linking to the Capital via National Rail and nearby road links to the M25.

Woodbridge Hill is a small, bustling retail centre occupied mainly by small-to-medium sized businesses, benefitting from nearby housing and leisure amenities. The area is situated just off Dennis Roundabout which links Guildford on to the A3 motorway both Northwards towards Woking and London respectively, and Southwards on to Godalming and Portsmouth. The adjacent Aldershot Road heading northwards into the town also presents with ample retail premises that compliment the area.

Description

The premises are within a central retail terrace along Woodbridge Hill, based mostly along the ground floor with the frontage being square in shape and having a partition wall currently compartmentalising the front and rear rooms. Towards the rear there is a WC and large Kitchenette with some additional storage. Stairs towards the rear also lead to a small basement which can either be utilised as storage or an additional office/private room.

Terms

New Lease

Rent

£17,500 per annum

Rates & Charges

Rateable value: £10,000

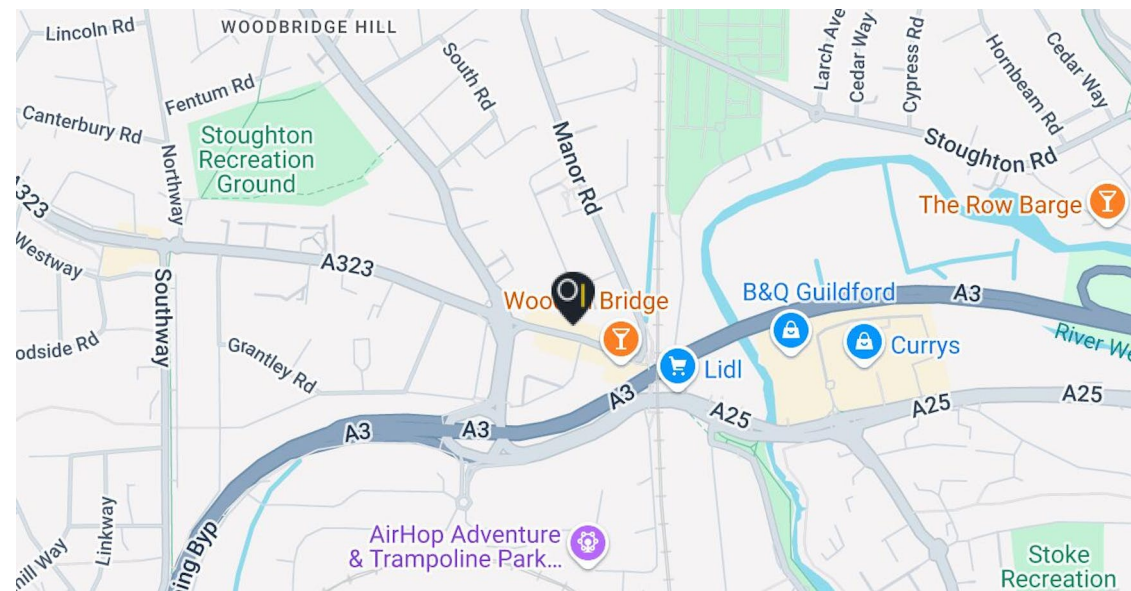
Rates payable: £4,990 per annum eligible for full business rate relief.

EPC

D (95)

Legal costs

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



Contact

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