



Town centre character retail unit suitable for a variety of Class E uses

- Guildford Town Centre
- Ground floor and basement accommodation
- Class E
- Capable of being divided into two units



Location

The premises are situated in Guildford town centre just off Guildford High Street and adjacent to the Castle Grounds. Nearby occupiers include Joe and the Juice, Boring Burger, Meat the Greek, Fitstuff and Giggling Squid, as well as independent retailers and restaurant premises. Guildford Station is approximately 0.5 miles away.

Description

Internally, the property is presented in a redecorated shell condition, with existing extraction facilities and provision for a kitchen fit-out. The accommodation offers flexibility and can be subdivided into two separate units if required. The property also benefits from a spacious basement, suitable for ancillary storage or office accommodation.

Accommodation

Name	sq ft	sq m	Availability
Ground - Left Hand Side	841	78.13	Available
Ground - Right Hand Side	256	23.78	Available
Total	1,097	101.91	

Rent

£45,000 per annum + VAT

Rates & Charges

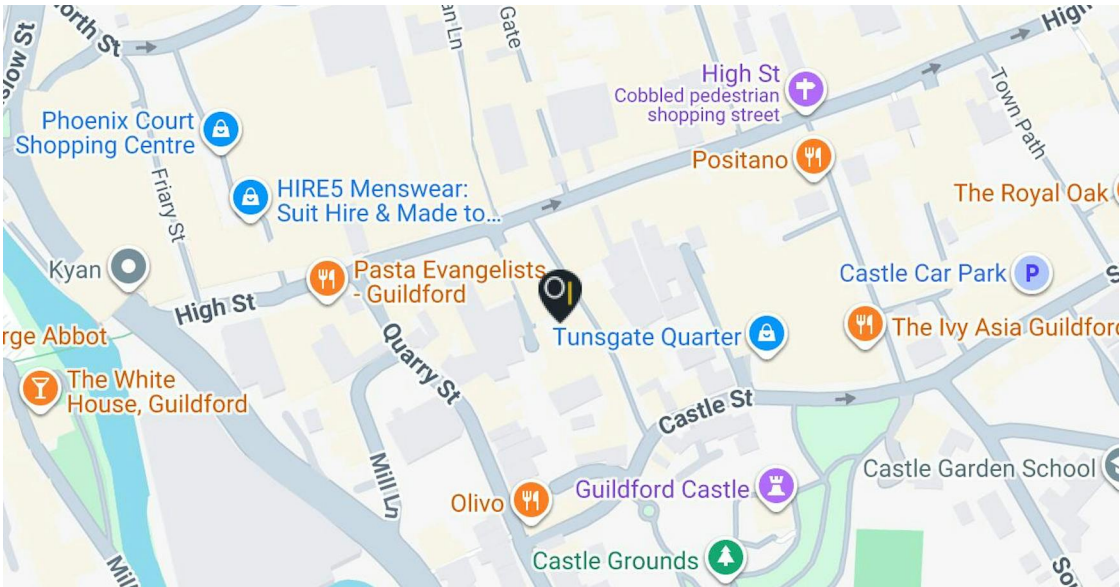
Rateable value: £46,000
Rates payable: £17,572 per annum

EPC

C (67)

Legal costs

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



Contact

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