



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

PROMINENT RETAIL POSITION
2,679 Sq. ft Sales & 822 Sq. ft Storage

13 Swan Lane. Guildford, Surrey GU1 4EQ

KEY POINTS

- Ground & First Floor Retail Areas
- High Footfall
- Excellent Frontage

LOCATION

Guildford is the affluent county town of Surrey located approximately 27 miles south west of Central London. The immediate catchment population is estimated at 730,000 people with an estimated 3m tourist visits to town per annum. The property occupies a prominent position on Swan Lane, the principal thoroughfare linking North Street with the prime High Street, adjacent to Costa Coffee and Lakeland. Swan Lane hosts a number of excellent retailers including JoJo Maman Bebe, Pret a Manger and Boots.

ACCOMMODATION

The premises afford the following approximate dimensions and areas:

| | | |
|----------------------|--------------|-------------|
| Ground Floor Sales | 1,291 sq. ft | 119.94 sq m |
| First Floor Sales | 1,388 sq. ft | 128.95 sq m |
| Second Floor Storage | 822 sq. ft | 76.37 sq m |

A passenger life serves the sales floors.

LEASE

Subject to vacant possession. The property is available on a new 10-year full repairing and insuring lease with a rent review at the 5th year.

RENT

Rental offers are invited exclusive of rates & VAT (if applicable)

RATES

Rateable Value: £123,000
Rates Payable: £62,976



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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