



Location

The shop occupies a busy location in pedestrianised Swan Lane adjacent to Lakeland and Boots Hearing, JoJo Maman Bebe, Pret a Manger and the main Boots store.

Description

Ground floor retail premises with a covered front door and wooden storefront. An additional, separate basement storage with a separate entrance is included as part of this letting.

Accommodation

Name	sq ft	sq m	Availability
Ground - Retail	375	34.84	Available
Basement - Storage	168	15.61	Available
Total	543	50.45	

Terms

A new lease available for a term of 5 years outside The Landlord & Tenant Act 1954 with a mutual break at the 3rd year on 6 months notice.

Rent

£25,000 per annum

Rates & Charges

Rateable value: £24,250

EPC

B (26)

Legal costs

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



Contact

Kieran Morgan
T: 01483 300176
M: 07904377405
E: Kieran@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

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