



4 Kingfisher Court

Kingfisher Drive, Guildford, GU4 7EW

Retail unit within established neighbourhood parade

564 sq ft
(52.40 sq m)

- Prominent glazed frontage
- Open plan retail area with rear storage and WC
- On site customer parking
- Located within a busy residential area
- Close to Merrow Infant School and Merrow High School
- Approximately 10 minutes' drive to Guildford town centre

Summary

Available Size	564 sq ft
Rent	£20,000 per annum
Business Rates	To be assessed.
Service Charge	N/A
EPC Rating	Upon enquiry

Description

The property comprises a ground floor retail unit providing an open sales area with a rear access and W/C facilities. The unit benefits from a glazed frontage and ample customer parking to the rear of the building. The premises are suitable for a range of Class E uses. (subject to landlord's consent).

Location

Kingfisher Court is a local retail parade located off Kingfisher Drive, within a predominantly residential neighbourhood of Merrow, Guildford. The property benefits from a strong local catchment, with nearby amenities including Merrow Infant School, local shops, and community services. The parade is approximately 2 minutes from Merrow High Street and around 10 minutes’ drive to Guildford town centre.

Terms

Available on a new full repairing and insuring lease for a term to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal fees incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

John Shaw
01483 730060 | 07808 896311
jshaw@curchodandco.com

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