



Location

The property occupies a prominent position on Guildford High Street, a major Surrey town approximately 30 miles south-west of London. The retail unit is close to national retailers and a short walk from Guildford mainline station, which provides regular services to London Waterloo in around 35 minutes.

The town benefits from excellent road links via the A3, providing direct access to the M25 (Junction 10) and the south coast. Multiple public car parks are located nearby, offering convenient access for customers and staff.

Description

Prominently located along Guildford's busy High Street, this ground-floor retail unit offers excellent visibility and strong footfall, surrounded by national occupiers such as KFC, M&S, and Anthropologie.

The property benefits from a large glazed frontage ideal for branding and display, with an open-plan retail area inside and scope for refurbishment to suit a variety of uses (Class E).

Accommodation

Name	sq ft	sq m	Availability
Ground	1,295	120.31	Available
Total	1,295	120.31	

Terms

New Lease

Rent

£57,500 per annum + VAT

Rates & Charges

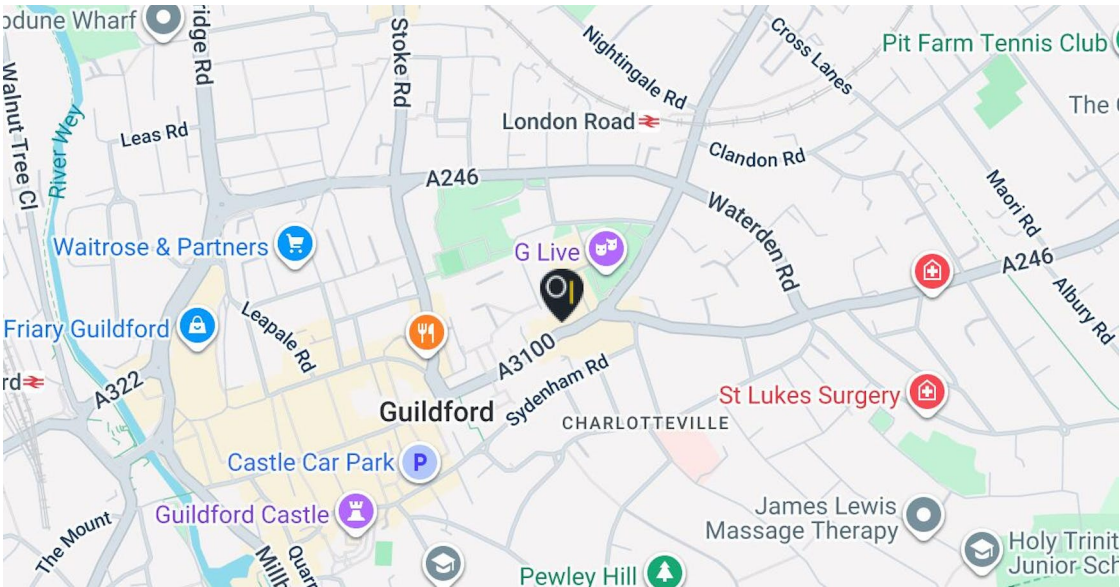
Rateable value: £49,000
Rates payable: £24,451 per annum

EPC

D (86)

Legal costs

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



Contact

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