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Bupa Dental Care

Epsom Road, Merrow

NHS
Providing NHS services

bupadentalcare.co.uk

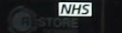


**Pop in
and make your
appointment**

Monday 8.00 - 17.30
Tuesday 9.00 - 19.00
Wednesday 9.00 - 18.00
Thursday 8.00 - 18.00
Friday 8.00 - 18.00
Saturday 8.00 - 15.00
Sunday closed

01483 300641
bupadentalcare.co.uk

Providing NHS services



Everyone
welcome
welcome
MERROW DENTAL PRACTICE

Owen
Isherwood
CHARTERED SURVEYORS

201 Epsom Road, Guildford, GU1 2RB

TO LET | 748 SQ FT (69.49 SQ M)

Location

The premises are located within a shopping parade in Merrow, local retailers include Domino's pizza, William Hill, Debra and an M&S Simply Foods as part of the BP garage.

Description

A mid-terrace retail unit currently arranged as a dentists consulting premises with three rooms and reception. To the rear is a storage room, toilet and access to 2 parking spaces. The premises can be arranged as open plan unit for any use within Class E.

Accommodation

Name	sq ft	sq m	Availability
Ground	748	69.49	Available
Total	748	69.49	

Rent

£25,000 per annum

EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

Terms

Available on a New Full Repairing and Insurance Lease, for a term to be agreed.

Business Rates

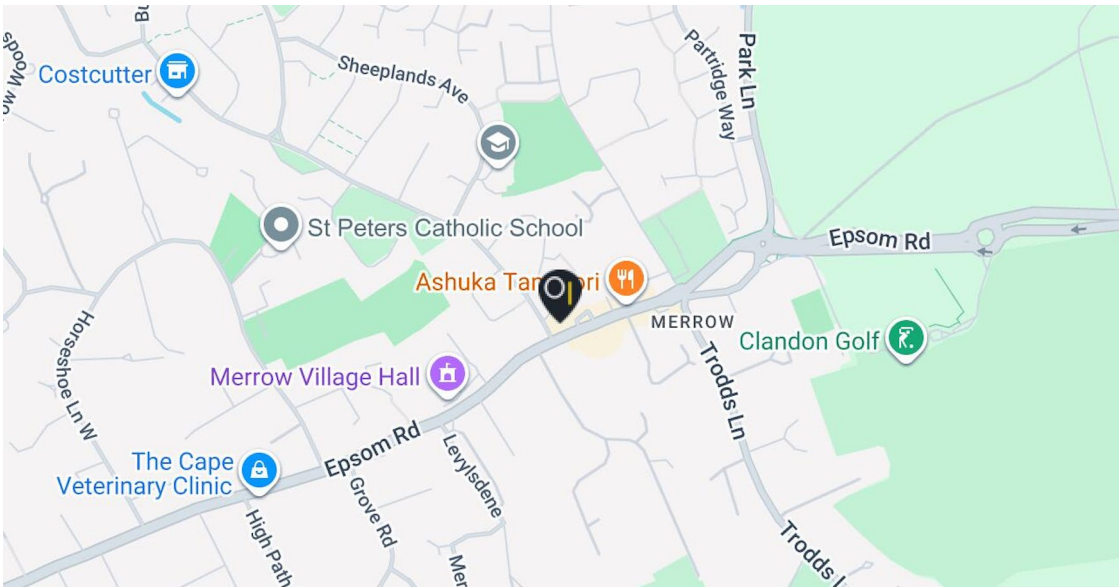
From 1st April 2026 the property has a rateable value of £19,500. The UBR 2025/2026 is 55.5p in the £.

Viewings

Strictly by appointment with the sole agents Owen Isherwood.

Legal costs

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



Contact

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