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Owen
Isherwood
CHARTERED SURVEYORS

130 High Street, Guildford, GU1 3HJ

TO LET | 2,834 SQ FT (263.29 SQ M)

Rare Retail Opportunity

Location

Positioned at a prime corner on Guildford's busy pedestrianised High Street, 130 High Street sits among strong neighbouring retailers including Anthropologie, Hobbs, Jigsaw, Sainsbury's and Le Creuset, making it a standout location for retail presence.

Description

The unit occupies a prime, highly visible retail position on the High Street, benefiting from strong footfall. The unit provides a modern, well-presented retail environment with excellent frontage, generous display windows and an open-plan sales area, suitable for a variety of premium retail occupiers. The premises are arranged over ground and basement levels only, offering the following approximate net internal areas:

Accommodation

Name	sq ft	sq m
Ground	1,974	183.39
Basement	860	79.90
Total	2,834	263.29

Terms

Available by way of a new effective full repairing and insuring lease for a term to be agreed.

Rent

£175,000 per annum

Rates & Charges

Rateable value: £140,000
Rates payable: £60,200 per annum

EPC

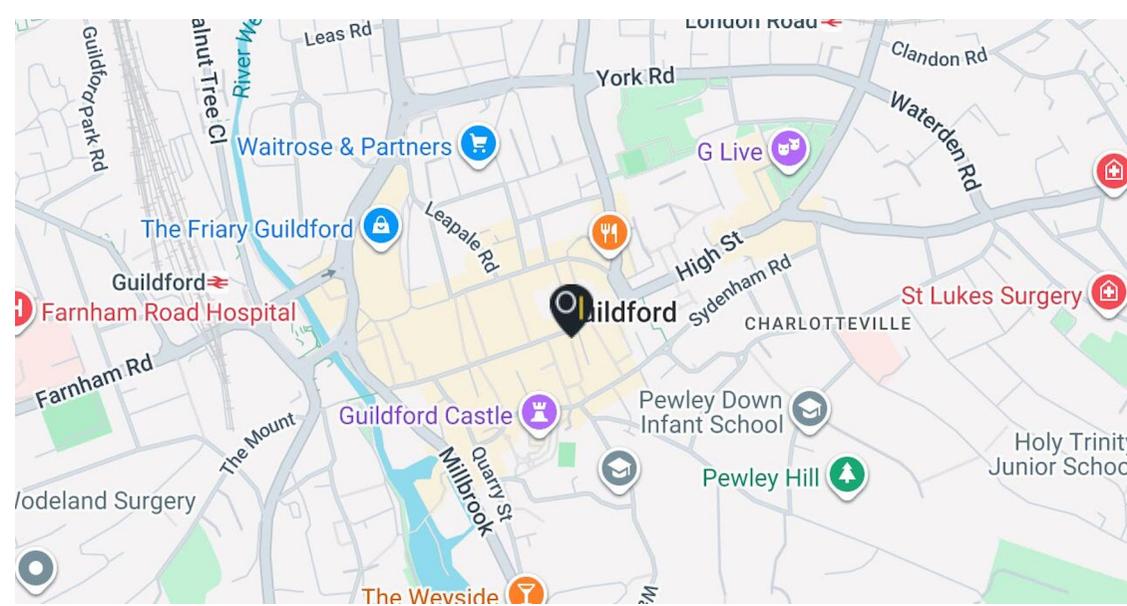
To be assessed.

Viewings

Strictly by appointment through sole agents Owen Isherwood.

Legal costs

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



Contact

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