



ROCHE
Retail

41 High Street Guildford, Guildford, GU1 3DY
Retail To Let | 1,407 sq ft
Retail To Let, Guildford (subject to possession)

Location

Guildford is a University and Cathedral town and has a population of circa 130,090 persons. In addition, approximately 3,000,000 tourists visit Guildford annually.

Description

The property is situated at the southern end of the High Street, close to Friary Street that links the Friary Centre and railway station. Occupiers in close proximity include **Wagamma, Marks & Spencer, Vision Express** and **Chipotle**.

Terms

New lease for a term to be agreed. Rent £55,500 per annum exclusive.

Accommodation

Floor/Unit	Description	sq ft	sq m
Ground	Sales	554	51.47
1st	Ancillary	497	46.17
2nd	Ancillary	356	33.07

Planning and Uses

The property currently trades as a shop.

Service Charge

The current service charge for the year ending 31 December 2026 is £16,449 exclusive of VAT.

Plant and Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Summary

- Business rates: As from April 2026 the rateable value is £52,500. This is not the annual rates payable.
- Legal fees: Each party to bear their own costs
- EPC: C (75)

Further information

- [View details on our website](#)

Contact & Viewings

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