PROMINENT SHOP

TO LET

Owen Shipp
COMMERCIAL

01483 450115
www.owenshipp.co.uk

EGi's Most Active Dealmaker - Surrey 2018/19

GROUND FLOOR SHOP AT CAVENDISH HOUSE
233-235 HIGH STREET, GUILDFORD GU1 3BJ

Large, Double-Fronted Shop, May Suit Range of Businesses

1,400 sq. ft. (130.06 sq. m.) - 2,683 sq. ft. (249.25 sq. m.)

Planning Consent for A1,A2,A3,A4,A5,D1 & D2 use

High Ceilings and Fully Configurable

Multiple Car Parking Available

RICS

Owen Shipp Commercial
1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU
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GROUND FLOOR RETAIL AT CAVENDISH HOUSE, 233-235 HIGH STREET GUILDFORD

Location

Cavendish House is situated in a prominent position overlooking the upper High Street in Guildford Town Centre. This property is located amongst the shops and restaurants of Guildford's Town Centre.

The property also benefits from good transport connections, with Guildford mainline Station less than 15 minutes walk and London Road station 5 minutes walk from this property. Road connection to the A3 London to Portsmouth road are just over a mile away at the Ladymead intersection, and the A31 Hogs Back is accessible just under a mile away at Farnham Road.

Description

Cavendish House is a well maintained building comprising four retail units with office accommodation and residential parts above.

The available shop is laid out as a double fronted unit which extends the full depth of the building with rear access onto the private car park and the unit can be conveniently divided. The property was formally used as a bank, it has high ceilings and is currently undergoing Landlord refurbishment to meet the needs of a potential tenant. Generous incentives available subject to contract.

Accommodation

The approximate floor areas are as follows;

Whole Unit - 2,340 sq. / 217.5 sq. m.

Or Divided into two units;

1,000 sq. ft. / 92.90 sq. m.
1,340 sq. ft. / 124.49 sq. m.

Rent

Available upon Request

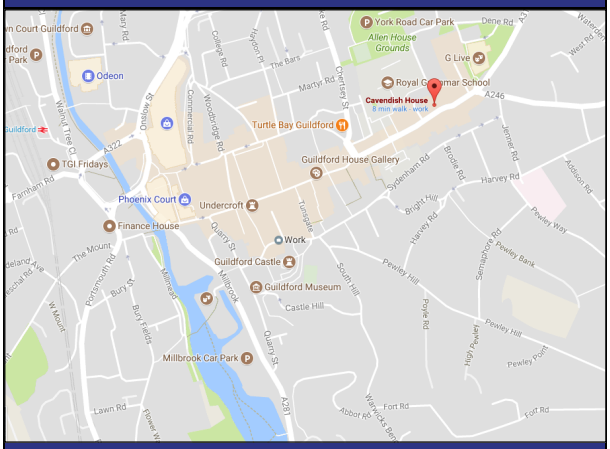
Lease

A new effectively full repairing and insuring lease is available.

Legal Costs

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

MAP



Internal Photo

EPC

Rating: D - 80

Rates

Rates Payable: £43,200
Service Charge: c. £7,000

Viewing

Strictly by appointment with the sole agents:

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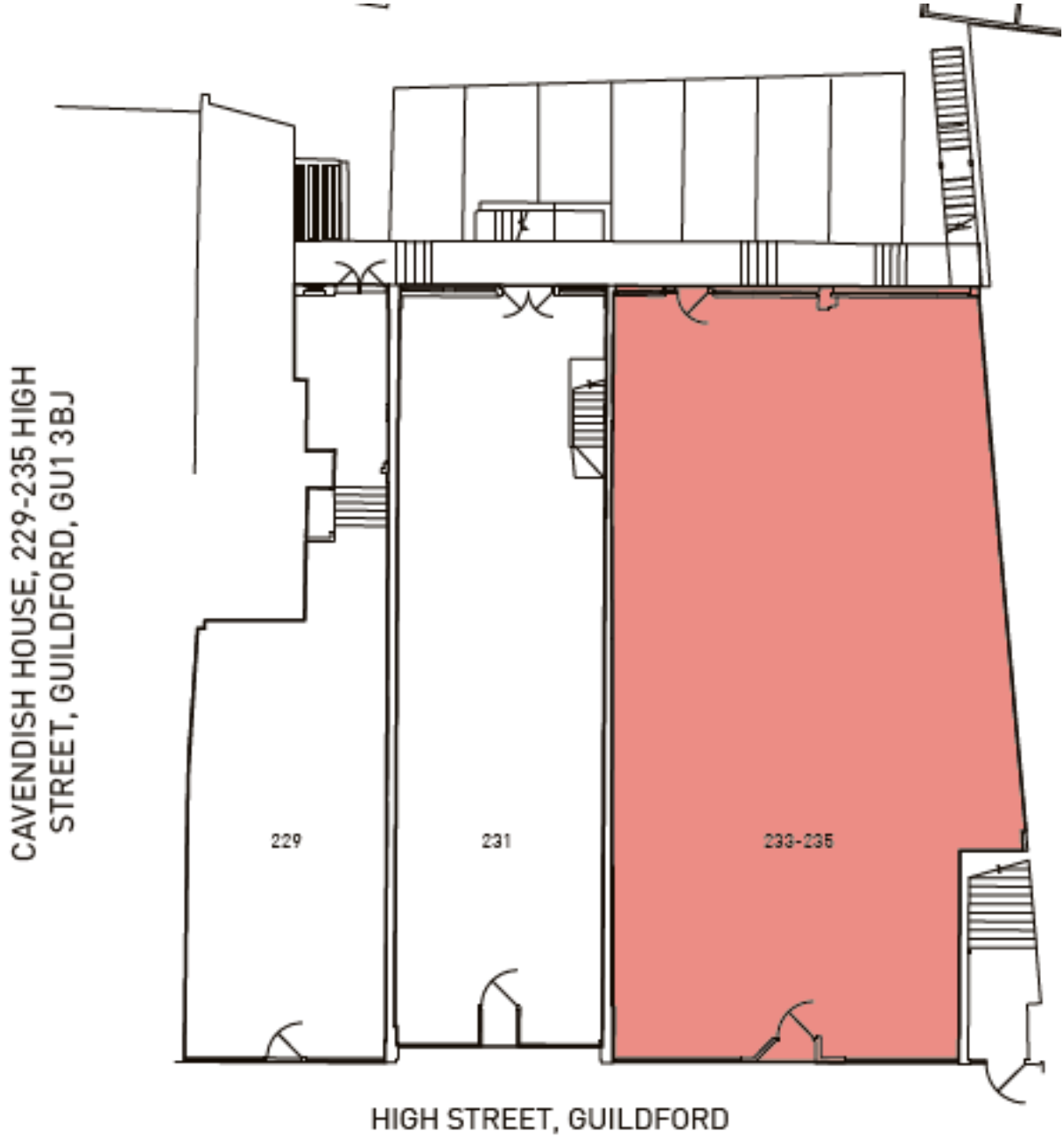
CAVENDISH HOUSE, 233-235 HIGH STREET GUILDFORD GU1 3BJ

Floor Plan



*Available Unit Shaded in Red

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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