

**OFFICE, RESTAURANT &
RETAIL PREMISES**

TO LET

**Owen Shipp**
COMMERCIAL

01483 450115

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EGi's Most Active Dealmaker - Surrey 2018/19



**UNIT 6, TRINITY GATE, 14 EPSOM ROAD,
GUILDFORD, GU1 3JQ**

A1, A3 & B1 Uses

Potential for a Variety of Uses (Subject to Planning)

Town Centre Location

Attractive Contemporary Frontage

5,048 sq. ft. / 469 sq. m.



RICS

Owen Shipp Commercial
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU
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TRINITY GATE, 14 EPSOM ROAD, GUILDFORD, GU1 3JQ

Location

The subject property is located on the edge of what would be classed central Guildford, on the corner of Epsom Road and Jenner Road. The property forms the end unit in a parade of retailers known as "Trinity Gate" with a luxury residential development above. Guildford mainline station (0.8 miles) and London Road Guildford (0.3 miles) are both within a short walk from Trinity Gate offering regular services to London Waterloo and Portsmouth Harbour.

Description

The premises comprise of a two storey retail unit, formerly with an A3 restaurant use, but most recently trading as an A1 retail showroom (Warren Evans). There are currently two large open plan show room areas, which benefit from a large curved glass frontage over the two floors both of which have return frontage to Jenner Road. At the rear of the ground floor there are addition rooms and a rear staircase leading up to the first floor. Internally the property is carpeted throughout and benefits from a full A/C system, along with Gas and Electricity connections. B1 Office Use has recently been obtained and the property has historically traded as an A3 restaurant.

Accommodation

The useable floor area is approximately:

Ground Floor: 250 sq. m. / 2,691 sq. ft.

First Floor: 219 sq. m. / 2,357 sq. ft.

Total: 469 sq. m. / 5,048 sq. ft.

Rent

Price on Application.

Legal Costs

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

Rates

Rateable Value: £76,000

Rates Payable: £37,468 (2018/19)

Map



Lease

A new lease is available on terms to be agreed.

EPC

D - 91

Viewing

Strictly by appointment with the sole agents:



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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