Owen Isherwood
CHARTERED SURVEYORS

TO LET

GROUND & FIRST FLOOR RETAIL UNIT
1,456 Sq. ft (135.26 Sq m)

254 HIGH STREET, GUILDFORD, SURREY GU1 3JG

- High Street Location
- Character Property
- Current Planning Use A1/A2

LOCATION

Located on the upper High Street in Guildford Town Centre, nearby retailers include Sofa.com, Zizzi, Rohan, Starbucks, Shah's Secreto and Toni & Guy.

DESCRIPTION

This central Guildford character retail property consist of ground and first floor retail areas, with basement storage and a staff break out area on the first floor. There are W/Cs on both ground and first floors along with a small patio area to the rear. Currently the first floor is partitioned into 3 offices and the space also benefits from air conditioning.

ACCOMMODATION

Frontage	20'	6.18m
Shop Depth	50'	15.45m
Ground Floor	689 sq. ft	64 sq m
First Floor	425 sq. ft	39.4 sq m
Kitchen	181 sq. ft	16.86 sq m
Basement	161 sq. ft	15.03 sq m
Total	**1,456 sq. ft**	**135.26 sq m**

TERMS

A new full repairing and insuring lease is available with an upward only rent review at the 5th year.

EPC

TBA

RENT

Rental offers are invited.

RATES

Rateable Value: £48,250
Rates Payable: £24,076.75

LEGAL COSTS

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

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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