



Retail Unit in central Guildford under class "E".

- Floor-to-ceiling frontage.
- Secure entrance with internal roller shutter gate fitted.
- Small Retail Unit close to the main High Street.
- Flexible Class "E" use.
- First floor office/storage area.
- Rear WC and kitchenette area.
- Air conditioning to be retrofitted by landlord prior to occupation.





Location

Situated just off Guildford's main High Street, this unit benefits from ample footfall between the town's main retail offering and Castle Street, with Chapel Street itself hosting a large selection of restaurant, takeaway and retail premises. Brands such as Boots, Cote, Fitstuff, Margaret Dabbs and RM Williams are situated close by. Guildford is connected by half-hour national rail to London, the A3 motorway also running between the Capital and due South through Surrey and on to Portsmouth. Bus connections in the town link to surrounding Woking, Aldershot, Haslemere and other nearby towns.

Description

A small retail unit with a glass door and display window fitted which allow ample light into the unit being almost floor-to-ceiling in height, ideal for displays on to the street. Internally the unit is rectangular in shape having a depth of 26ft and width of 12ft. A staircase to the rear leads to the upstairs office/storage area, with another door on the right leading to a small kitchen/WC area. Air conditioning to be retrofitted by landlord prior to occupation.

Accommodation

Name	sq ft	sq m
Ground - Shop Floor	296	27.50
1st - Office/Storage	170	15.79
Total	466	43.29

Terms

The landlord is seeking a new long-term tenant on a lease of 10 years.

Rent

£26,000 per annum on a new, effective Full Repairing and Insuring lease via service charge.

Rates & Charges

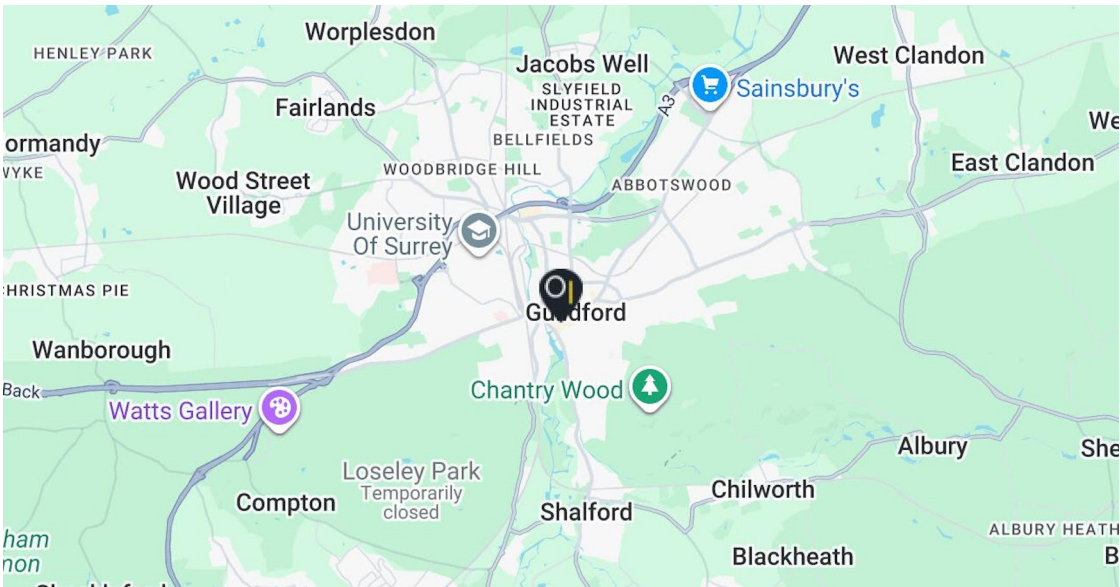
Rateable value: N/A

EPC

To be reassessed.

Legal costs

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



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