



## 4 Kingfisher Court

Kingfisher Drive, Guildford, GU4 7EW

### Retail unit within established neighbourhood parade

564 sq ft  
(52.40 sq m)

- Prominent glazed frontage
- Open plan retail area with rear storage and WC
- On site customer parking
- Located within a busy residential area
- Close to Merrow Infant School and Merrow High School
- Approximately 10 minutes' drive to Guildford town centre

## Summary

Available Size	564 sq ft
Rent	£18,000 per annum
Business Rates	To be assessed.
Service Charge	N/A
EPC Rating	Upon enquiry

## Description

The property comprises a ground floor retail unit providing an open sales area with a rear access and W/C facilities. The unit benefits from a glazed frontage and ample customer parking to the rear of the building. The premises are suitable for a range of Class E uses. (subject to landlord's consent).

## Location

Kingfisher Court is a local retail parade located off Kingfisher Drive, within a predominantly residential neighbourhood of Merrow, Guildford. The property benefits from a strong local catchment, with nearby amenities including Merrow Infant School, local shops, and community services. The parade is approximately 2 minutes from Merrow High Street and around 10 minutes' drive to Guildford town centre.

## Terms

Available on a new full repairing and insuring lease for a term to be agreed.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Costs/VAT

Each party to be responsible for the payment of their own legal fees incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

John Shaw  
01483 730060 | 07808 896311  
jshaw@curchodandco.com

Kyran Copestick  
01483 730060 | 07570 682204  
kcopestick@curchodandco.com

More properties @ [curchodandco.com](https://www.curchodandco.com)

**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. [www.rics.org](https://www.rics.org). Generated on 06/03/2026

