

Owen Isherwood
CHARTERED SURVEYORS

25 Chapel Street, Guildford, GU1 3UL

TO LET | 466 SQ FT (43.29 SQ M)

Prominent Retail Unit


ALL ENQUIRIES
Owen Isherwood
CHARTERED SURVEYORS
01483 300176
owenisherwood.com


FITSTUFF
Running
FITSTUFF
CLINIC
FITSTUFF
CLINIC & RUNLAB
Boots





Location

Situated just off Guildford High Street, this unit benefits from strong footfall between the town's main retail offering and Castle Street, with Chapel Street itself hosting a large selection of restaurant, takeaway and also other retailers such as Boots, Cote, Fitstuff, Margaret Dabbs and RM Williams.
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

The retail unit benefits from a large, almost floor-to-ceiling glazed display window and entrance door, allowing natural light into the space and providing excellent visibility from the street.
Internally, the unit offers a rectangular layout measuring approximately 26ft deep by 12ft wide. A staircase to the rear provides access to an additional upper floor retail/storage area, while a separate door leads to a small kitchen and WC.
Brand-new, highly energy-efficient air conditioning has also been installed in recent weeks, ensuring a comfortable environment.

Accommodation

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

Terms

On Application

Rent

£26,000 per annum exclusive of rates, service charge, and VAT (if applicable).

Rates & Charges

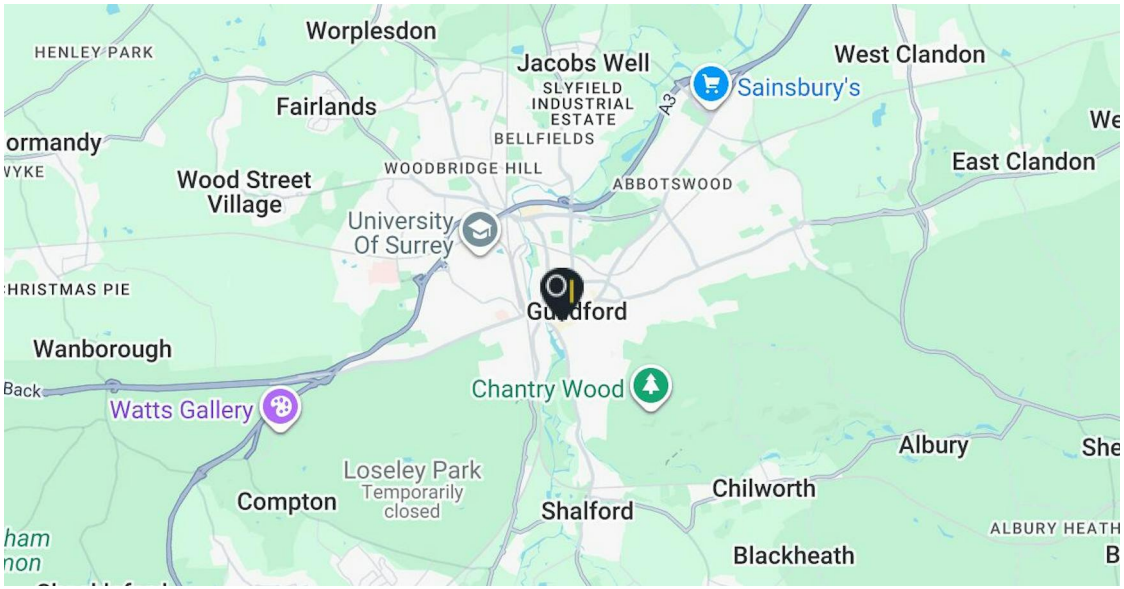
Rateable value: £20,500

EPC

B (31)

Legal costs

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







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