Owen Isherwood
CHARTERED SURVEYORS

5 Swan Lane, Guildford, GU1 4EQ

TO LET | 375 TO 543 SQ FT (34.84 TO 50.45 SQ M)

Location

The shop occupies a busy location in pedestrianised Swan Lane adjacent to Lakeland and Boots Hearing, JoJo Maman Bebe, Pret a Manger and the main Boots store.

Description

Ground floor retail premises with a covered front door and wooden storefront. An additional, separate basement storage with a separate entrance is included as part of this letting.

Accommodation

Name	sq ft	sq m	Availability
Ground - Retail	375	34.84	Available
Basement - Storage	168	15.61	Available
Total	**543**	**50.45**	

Terms

A new lease available for a term of 5 years outside The Landlord & Tenant Act 1954 with a mutual break at the 3rd year on 6 months notice.

Rent

£25,000 per annum

Rates & Charges

Rateable value: £24,250

EPC

B (26)

Legal costs

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

Contact

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