

Owen Isherwood
CHARTERED SURVEYORS

12C Worplesdon Road, Guildford, GU2 9RW

TO LET | 764 SQ FT (70.98 SQ M)

Prominent Class "E" Unit

Prominent and versatile Class "E" unit with Parking

- Prominent Worplesdon Road location
- Ground-floor retail unit with glazed frontage
- Class "E" Unit suitable for a variety of users
- Previous planning approval for A5 takeaway use Planning reference: 19/P/00411 & 21/P/01032



Location

The property is prominently positioned on Worplesdon Road, providing a convenient location within Guildford with good access to the town centre and surrounding areas. The property benefits from a visible retail frontage, making it suitable for a range of commercial occupiers.

Description

A versatile commercial unit with prominent frontage onto Worplesdon Road. Previously occupied as an estate agency office, the property offers a flexible layout suitable for a variety of commercial uses, subject to any necessary consents.

The property benefits from previous planning approval for A5 takeaway use, providing potential opportunity for food occupiers, subject to installation of extraction.

Accommodation

Name	sq ft	sq m
Ground	764	70.98
Total	**764**	**70.98**

Terms

New Lease

Rent

£25,000 per annum

Rates & Charges

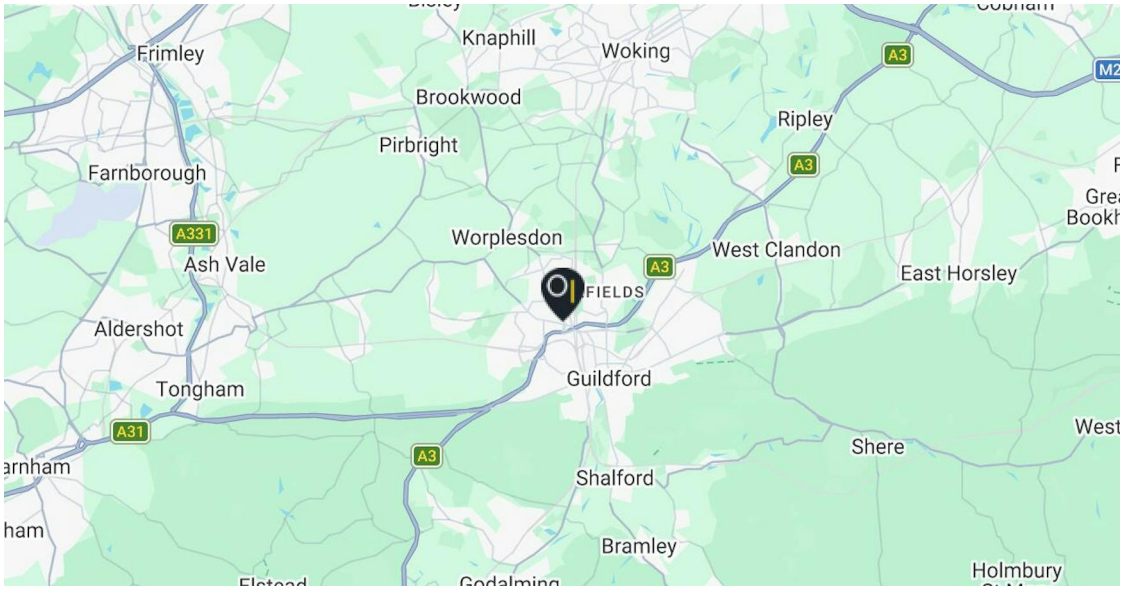
Rateable value: £12,500

EPC

C (62)

Legal costs

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







Contact

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