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

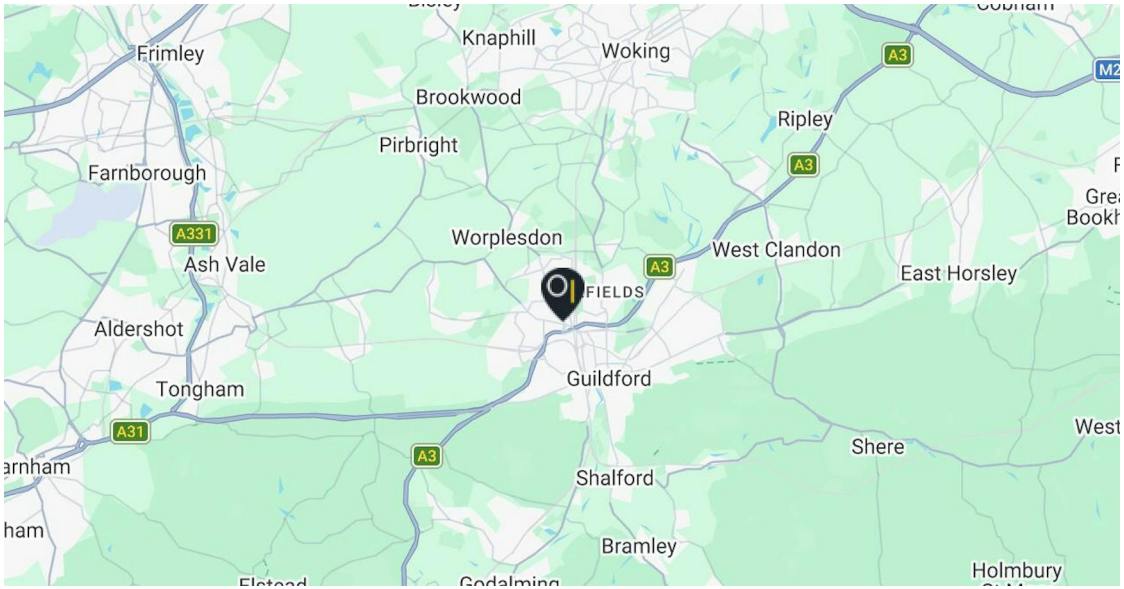
Rateable value: £12,500

## EPC

C (62)

## Legal costs

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



## Contact

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