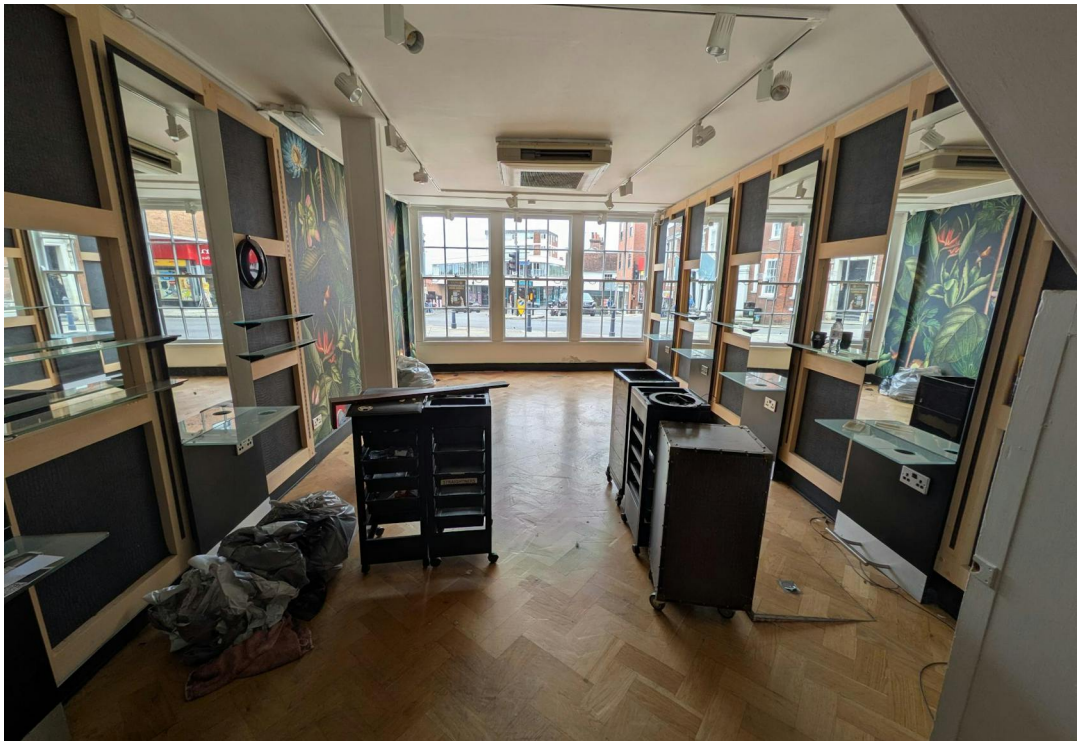


Owen Isherwood
CHARTERED SURVEYORS

170 High Street, Guildford, GU1 3HW

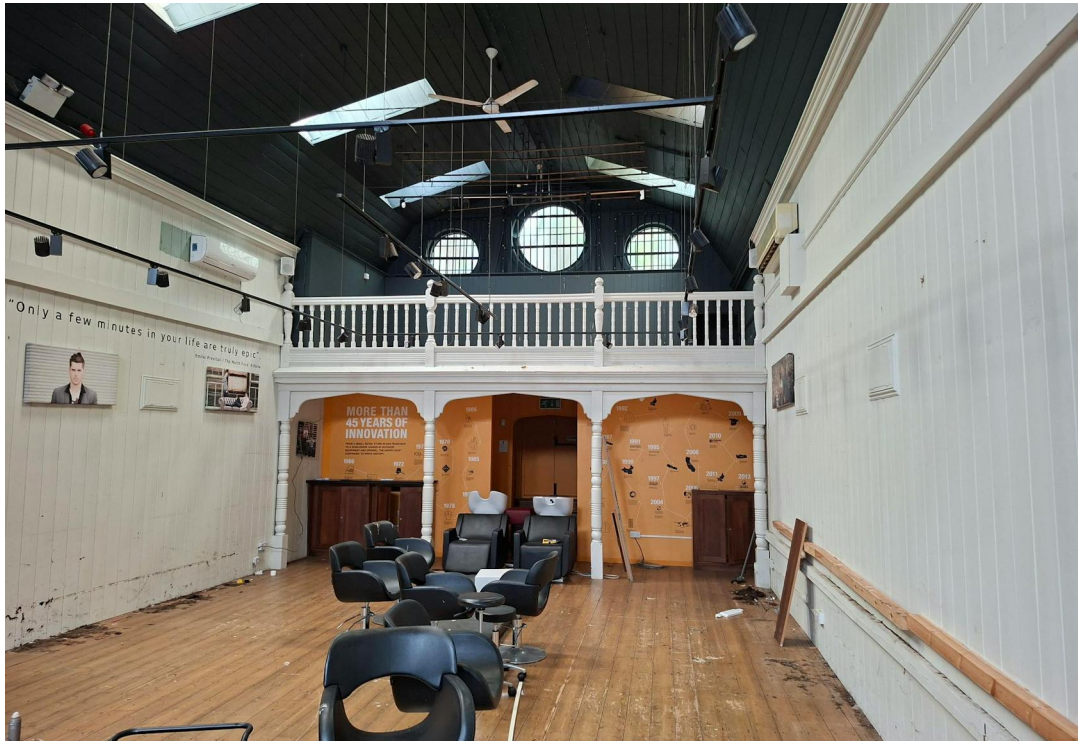
TO LET / FOR SALE | 4,626 SQ FT (429.77 SQ M)

Prominent Retail Building








"Only a few minutes in your life are truly epic"
MORE THAN
45 YEARS OF
INNOVATION

Location

The property is a Grade II listed building in a prominent position at the top of the pedestrianised section of the High Street, near the junction with North Street. Nearby retailers include Stone, Magnet, and Sharps, with Rymans and Headmasters directly opposite. Hamptons and Neptune Furniture are also nearby.

Description

The property is arranged over ground, first and second floors. The ground floor comprises two distinct areas: a front sales space with direct High Street access, and a vaulted rear retail area accessed via staircase. The upper floors provide ancillary storage, office space and staff room.

Accommodation

Name	sq ft	sq m
Ground - Sales	1,561	145.02
Ground - Galleried Sales Area	729	67.73
Upper Ground - Sales	1,224	113.71
1st - Ancillary	537	49.89
2nd - Ancillary	575	53.42
Total	**4,626**	**429.77**

EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

Terms

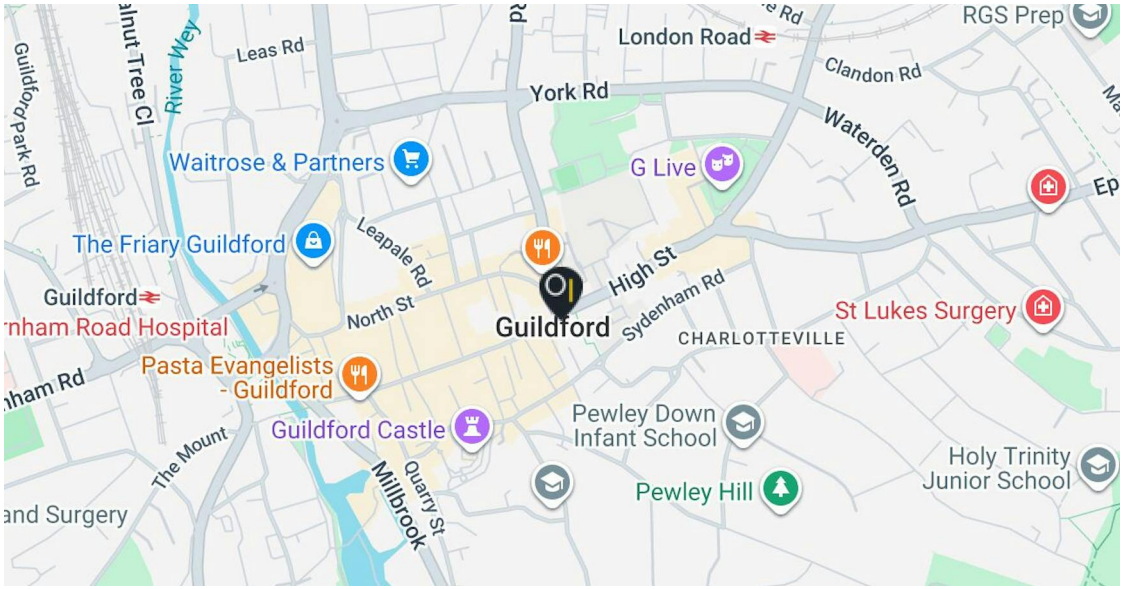
To let on a new lease to be agreed at £110,000 per annum exclusive or for sale seeking offers in excess of £1,575,000.

Rates & Charges

TBC

Legal costs

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







Contact

Peter Bellion
T: 01483 300 176
M: 07905 419795
E: pab@owenisherwood.com

Kieran Morgan
T: 01483 300176
M: 07904377405
E: Kieran@owenisherwood.com

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated