

Owen Isherwood
CHARTERED SURVEYORS

Unit 6 Trinity Gate, 14 Epsom Road, Guildford, GU1 3JQ

TO LET | 5,048 SQ FT (468.97 SQ M)

Class E Town Centre Premises

Class E Retail To Let in Guildford

- Potential for a variety of uses (A1, A3 & B1)
- Prime town centre location
- Attractive contemporary glass frontage
- Open-plan accommodation
- High footfall position



Location

The subject property is located on the edge of what would be classed central Guildford, on the corner of Epsom Road and Jenner Road. The property forms the end unit in a parade of retailers known as "Trinity Gate" with a luxury residential development above. Guildford mainline station (0.8 miles) and London Road Guildford (0.3 miles) are both within a short walk from Trinity Gate offering regular services to London Waterloo and Portsmouth Harbour.

Description

The premises comprise of a two storey retail unit, formerly with an A3 restaurant use, but most recently trading as an A1 retail showroom (Warren Evans). B1 Office Use has recently been obtained and the property has historically traded as an A3 restaurant.

There are currently two large open plan show room areas, which benefit from a large curved glass frontage over the two floors both of which have return frontage to Jenner Road. At the rear of the ground floor there are addition rooms and a rear staircase leading up to the first floor. Internally the property is carpeted throughout and benefits from a full A/C system, along with Gas and Electricity connections.

Rent

£65,000 per annum

Rates & Charges

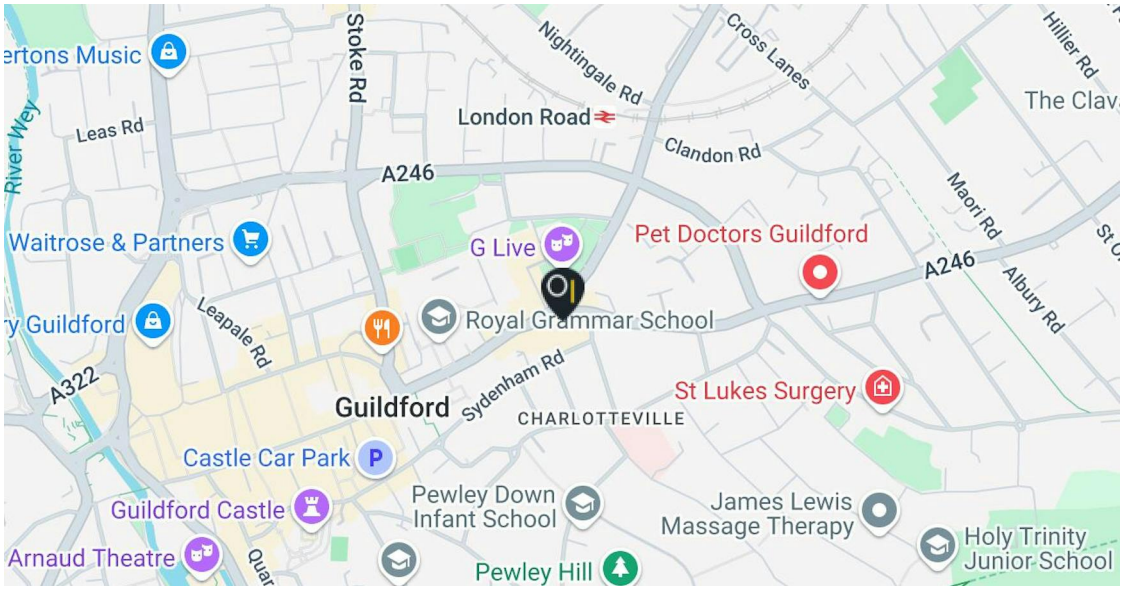
Rateable value: £70,000
Rates payable: £38,220 per annum

EPC

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

Legal costs

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







Contact

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