

Owen Isherwood
CHARTERED SURVEYORS

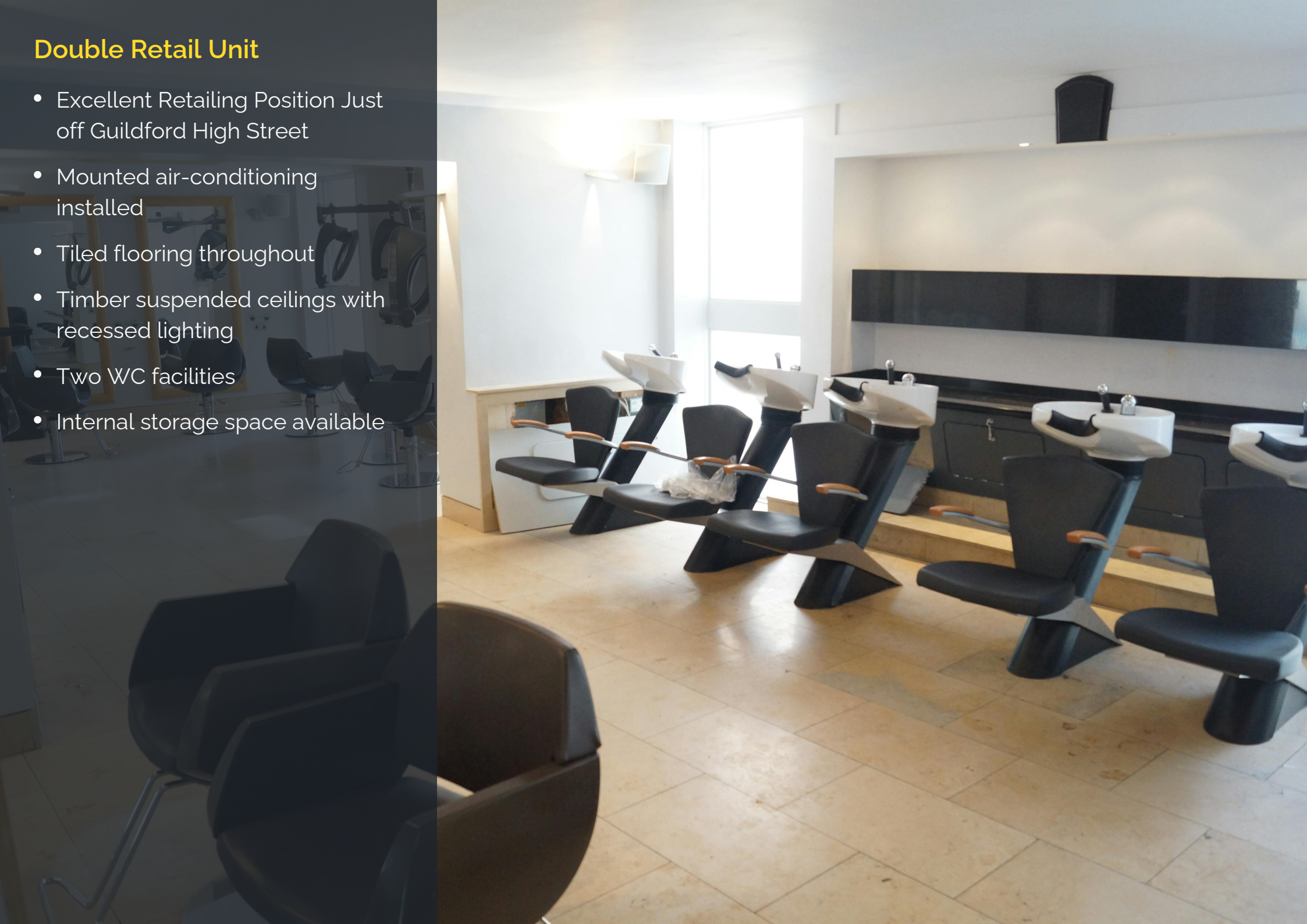
14-15 Jeffries Passage, Guildford, GU1 4AP

TO LET | 1,249 SQ FT (116.04 SQ M)

Double Retail Unit

Double Retail Unit

- Excellent Retailing Position Just off Guildford High Street
- Mounted air-conditioning installed
- Tiled flooring throughout
- Timber suspended ceilings with recessed lighting
- Two WC facilities
- Internal storage space available



Location

The property is in Guildford Town Centre along a pedestrianised alleyway which connects Guildford High Street and North Street. It is an established town centre retail location, like Friary Street, Swan Lane and Market Street.
The subject unit is at the High Street end of the Passageway alongside Decade skateboard clothing shop. With nearby occupiers including Jacks Barbers, Burrito Loco and Save The children.

Description

14-15 Jeffries Passage is a double retail unit that has been opened up internally across both the ground and first floor. Internally there is tiled floors, timber suspended ceilings, mounted air-conditioning and recessed lighting. The first-floor space also has full height windows facing out onto the passageway and two WC's and an internal storage space. There is a single rear door which leads to access into an external storage area.

Accommodation

Name	sq ft	sq m
Ground	600	55.74
1st	584	54.26
1st - Storage	65	6.04
Total	**1,249**	**116.04**

Terms

New Lease

Rent

£42,000 per annum

Rates & Charges

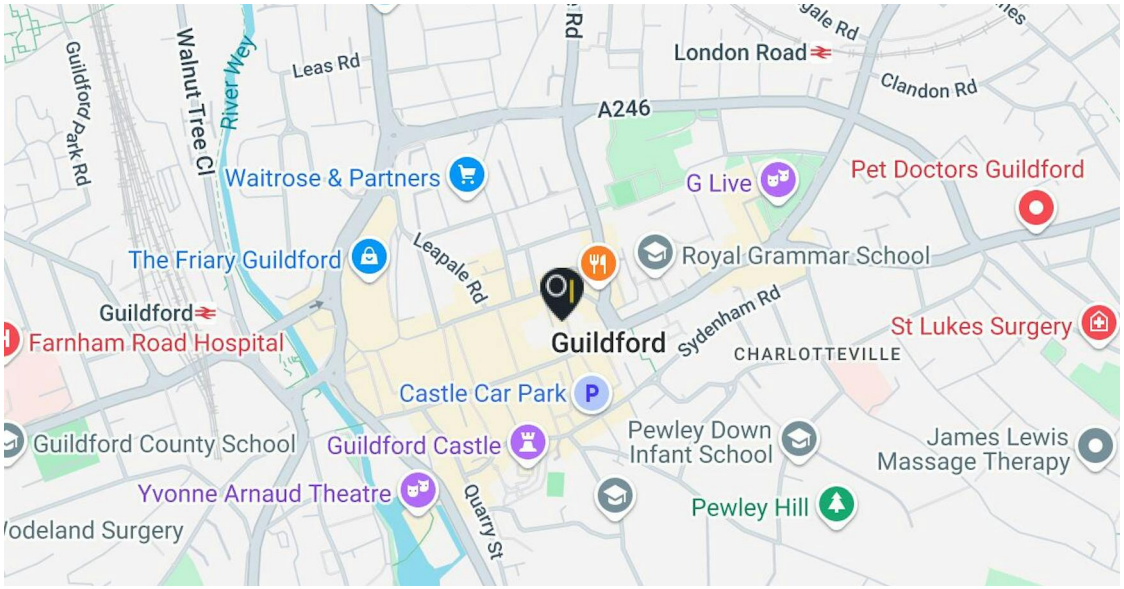
Rateable value: £34,000

EPC

C (67)

Legal costs

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







Contact

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