

Owen
Isherwood
CHARTERED SURVEYORS

TO LET

RETAIL UNIT
734 sq. ft (68.19 sq m)

6 JEFFRIES PASSAGE, GUILDFORD, SURREY GU1 4AP

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 North Street end of the Passageway, with nearby occupiers including Paradox Escape Rooms & Celly's Hair Salon.

DESCRIPTION

6 Jeffries Passage is a single retail unit with a ground floor open retail space, stairs to the first floor and rear access to the back of the unit and a small storeroom under the stairs. The ground floor has wood vinyl flooring, painted walls, suspended ceiling, cat II Fluorescent panels and LED strips, electric heating and a single glazed wooden shop front.

The first-floor space comprises the same floorplate as the ground floor being predominately open planned with a WC in the left rear corner. The first floor has a tiled floor, painted walls, Fluorescent light strips, Single glazed windows and electric heating.

ACCOMMODATION

Ground Floor	34.33 sq m	369.5 sq ft
First Floor	33.86 sq m	364.5 sq ft
Total	68.19 sq m	734 sq ft

A new lease is available with terms to be agreed.

EPC

TBA

RENT

£24,500 per annum

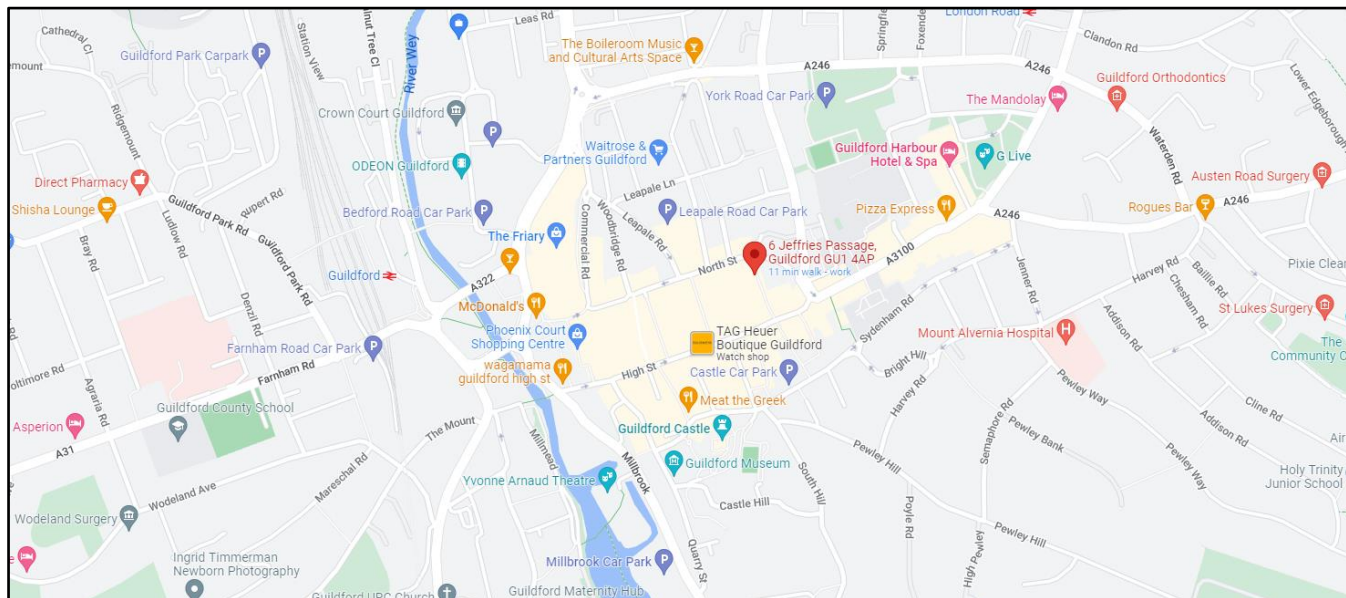
RATES

Rateable Value: £19,000

Rates Payable: £9,481

LEGAL COSTS

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



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.

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