



Owen  
Isherwood  
CHARTERED SURVEYORS

TO LET

SUBSTANTIAL RETAIL UNIT

5,478 Sq. ft. - 7,084 Sq. ft.  
(508.92 sq. m - 658.13 sq. m)

168 HIGH STREET, GUILDFORD, GU1 3HW





- Located in a Prominent Position at the Top of High Street
- Arranged Over 4 Floors with Central Staircase
- Whole Property Available or Basement – 1<sup>st</sup> Floor Only
- Impressive Glazed Frontage
- Available Subject to Vacant Possession

## LOCATION

This impressive use Class E unit occupies a prominent trading position at the top of the cobbled section of the High Street in Guildford. The unit is next door to Jacks of London and opposite Neptune. Other nearby occupiers include Mint Velvet, Sharps, Barbour and Sainsbury's.

## DESCRIPTION

The property features an impressive glazed façade offering fantastic views of the High Street and can be easily seen from the main busy junction linking the High Street with North Street.

There are four floors of accommodation from basement to 2<sup>nd</sup> Floor which are accessed via a striking central staircase and a lift to the rear. The top floor includes an external roof terrace. Ancillary areas include multiple spaces for storage, w/c's and separate rear access that leads into Sydenham Road.

Whole building available or basement – 1<sup>st</sup> Floor only.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Basement	1,237	114.92
Ground Floor	2,164	201.04
1 <sup>st</sup> Floor	2,077	192.96
2 <sup>nd</sup> Floor	1,609	149.48
Total	7,084	658.13

## RENT

£135,000 - £165,000 per annum plus VAT

## RATES

Rateable Value - £88,500.

Rates Payable (24/25) - £48,321

## EPC

C - 66

## LEGAL COSTS

Each party to bear their own legal costs



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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