



LOTTIE ♥ LOVES



SALVATORE'S BARBERS

SECOM

Lingerie BISOU • B

Owen
Isherwood
CHARTERED SURVEYORS

TO LET/
FOR SALE

RETAIL UNIT
320.04 Sq. ft. (29.73 sq. m)

4 CASTLE STREET, GUILDFORD, GU1 3UW

LOCATION

The premises are situated in the centre of Guildford Town close to the High Street and Castle Grounds. Nearby traders include Cote Bistro, The Ivy, The March Hare, Giggling Squid and a variety of smaller independent retailers and restaurant premises. Guildford Station is approximately 0.5 miles away.

DESCRIPTION

The premises are formed of a well-presented ground floor lock-up retail unit which is currently trading as a barbers. The property is Grade II listed.

ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Ground floor	320.04	29.73
Total	320.04	29.73

TENURE

The property is available on a new internal repairing lease, terms to be negotiated.

RENT

Letting: £20,000 per annum (No VAT)
Freehold: £250,000 (No VAT)

RATES

Rateable Value April 23: £7,600
Rates Payable (23/24): £3,792.40 per annum

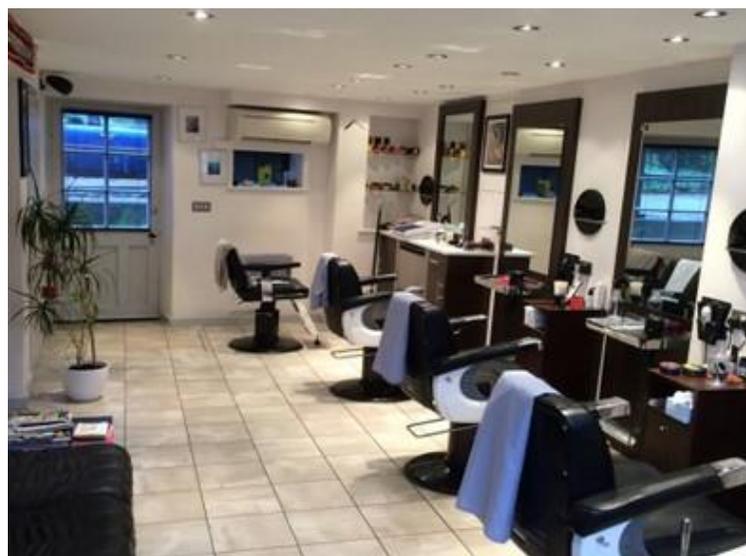
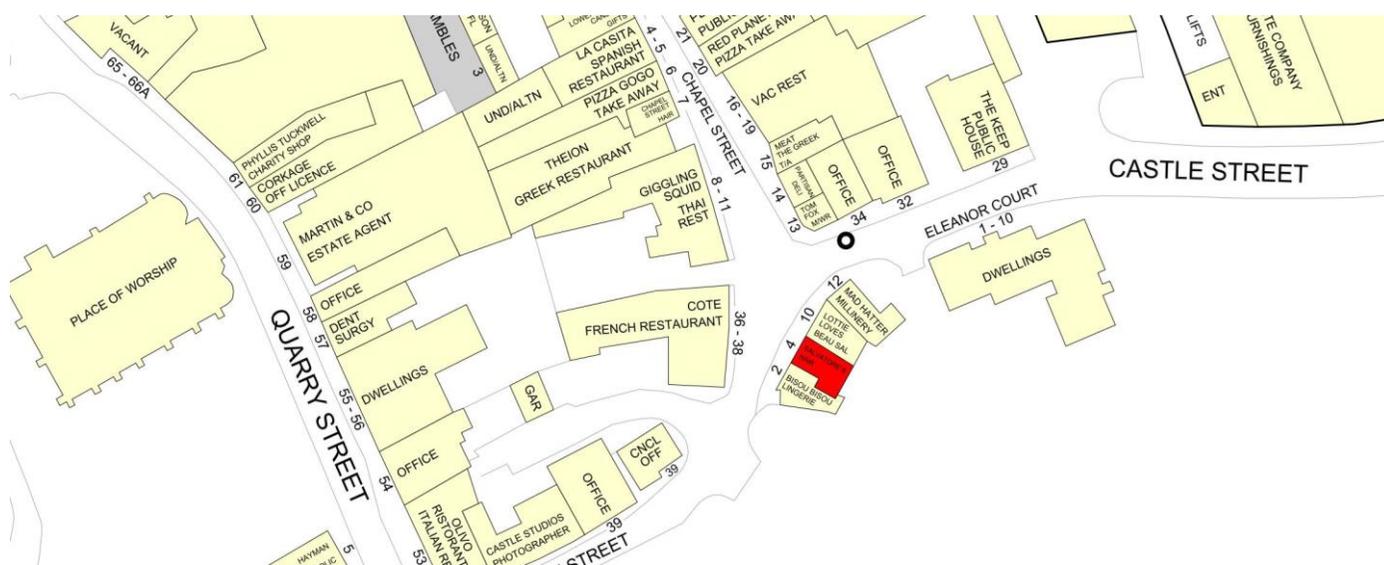
100% Small Business Rates Relief (SBRR) will apply for eligible occupiers.

EPC

TBC

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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