



est. 1983  
**FIRED EARTH**

**P** Pay at machine  
→  
Display ticket  
8.30 am - 6 pm  
Max stay 30 mins  
6 - 9 pm  
No limit

**ITALIAN PIZZERIA**

206  
**DOLCE & SALATO**

**field & trek**

**SHOP TO LET**  
Call Owen Isherwood  
01483 892776

**Owen Isherwood**  
CHARTERED SURVEYORS

**FOR SALE**

**FREEHOLD INVESTMENT**  
1004.1 sq. ft. (93.3 sq. m)

**206-208 High Street, Guildford, Surrey GU1 3JB**

Accommodation	Term	Rent	Business Rates
GF – Retail – Luxury Gourmet Ltd	10 Years from 23 <sup>rd</sup> July 2020	£28,500 per annum stepping to £30,000 per annum in Year 4&5. Rent review at year 5.	Rateable Value - £30,500 Rates Payable - £14,945
First Floor Office	Vacant	£3,500 p.a.	Rateable Value - £3,600 Rates Payable - £1,764
Second Floor Office			
LHS –Kiely Planning LTD.	LHS - Tenancy at Will	LHS - £1,440 per annum.	LHS – Rateable Value - £1,850 Rates Payable - £906.50
RHS – Vacant	RHS - Vacant	RHS - £1,500 per annum.	RHS – Rateable Value - £930 Rates Payable - £455.70



## LOCATION

206 High Street is in a prominent town centre position on the upper part of Guildford High Street, close to multiple national retailers and restaurants. Guildford's mainline and London Road train stations are also located within easy walking distance.

## DESCRIPTION

The subject property is formed of a self-contained ground floor retail unit occupied by Dolce & Salato and the upper parts are separately accessed from the left of the shop frontage.

There are stairs leading to shared wc and kitchenette, hallway running along the rear of the premises giving access to the first-floor offices across the width of the front elevation and further stairs to the second-floor offices. The second-floor offices are formed of two individual rooms.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Ground Floor Retail	619	57.5
First Floor Offices	160.2	14.9
Second Floor Offices	224.9	20.9
<b>Total</b>	<b>1004.1</b>	<b>93.3</b>

## FREEHOLD INVESTMENT PRICE

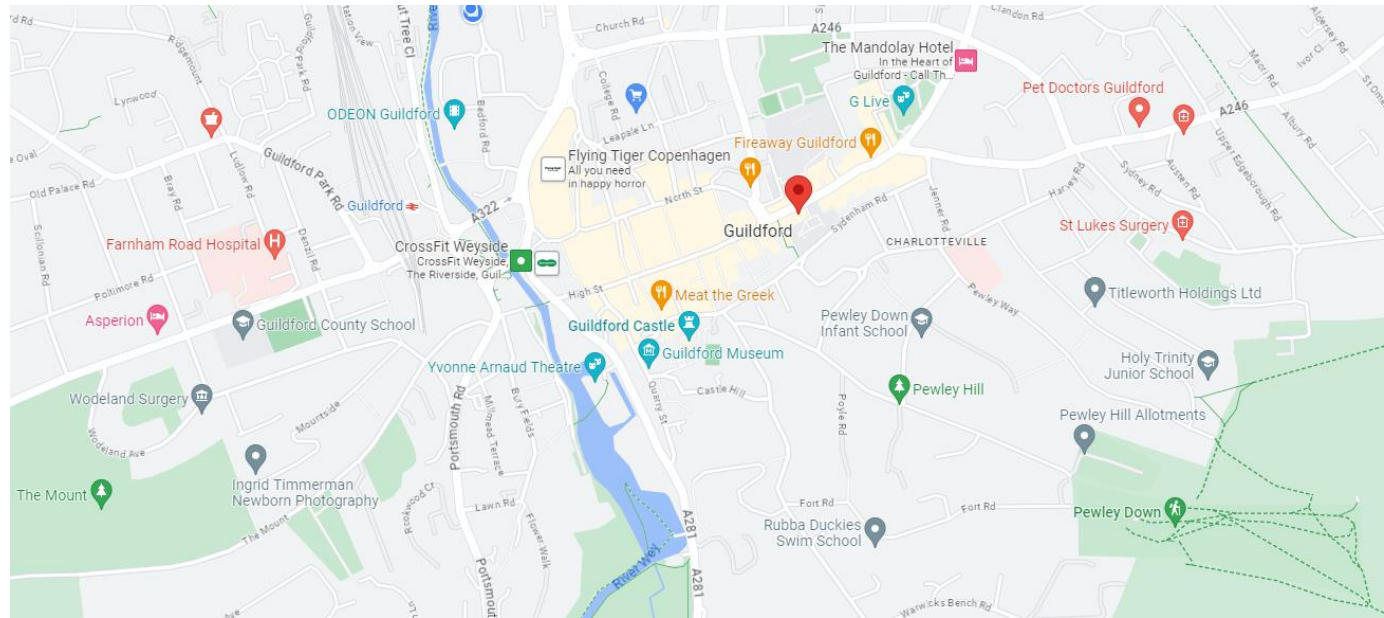
£495,000

## EPC

GF – To be assessed  
Uppers – To be assessed.

## LEGAL COSTS

Each party to bear their own 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.

**T: 01483 300 176**

**www.owenisherwood.com**

**1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU**

## CONTACT

Sean Bellion

T: 01483 300 176

M: 07811 343109

E: seanowenisherwood.com