Owen Isherwood
CHARTERED SURVEYORS

224 High Street, Guildford Surrey, GU1 3JD

TO LET | 2,952 SQ FT (274.25 SQ M)

Town Centre Retail Unit

- Grade II Listed Property
- High Street Location
- High Ceilings
- External Space to the Rear

Location

Situated in a good trading location opposite Toni & Guy and adjacent to Skin Spirit, Sofa.com whilst close to Fired Earth, Knight Frank, Smidt Kitchens.

Description

Arranged on ground, first and second floors. This a grade 2 listed building of character offering excellent sales areas on both ground and first floors with ancillary stores and offices at second floor levels.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,042	96.80	Available
1st	1,384	128.58	Available
2nd	479	44.50	Available
Total	**2,905**	**269.88**	

Terms

New Lease

Rent

£70,000 per annum

Rates & Charges

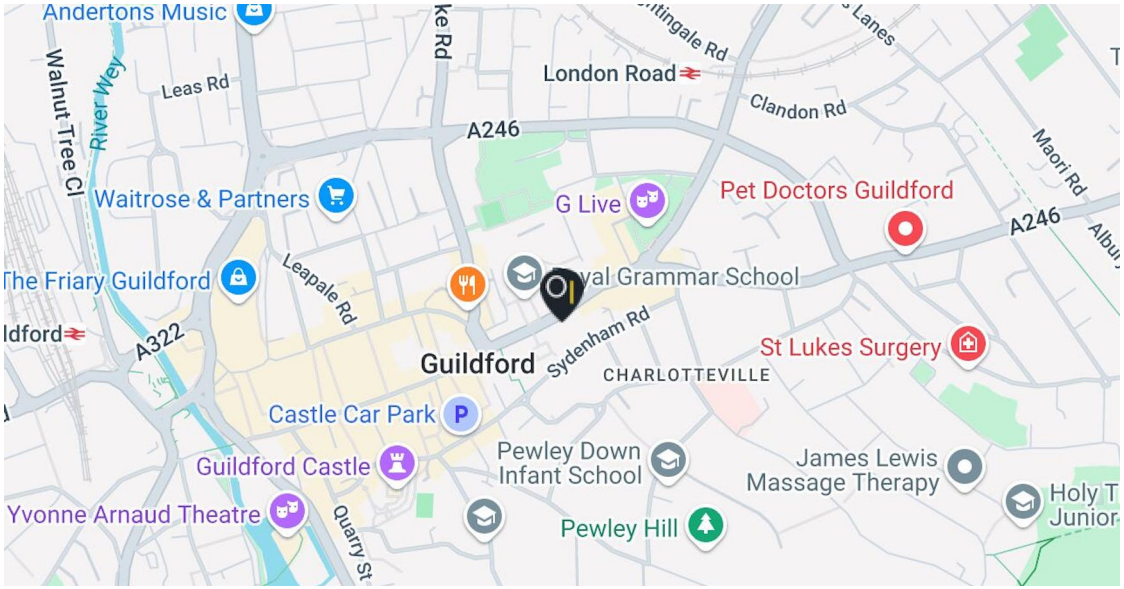
Rateable value: £75,000
Rates payable: £40,950 per annum Interested parties should check their eligibility for a 75% reduction in business rates until April 2025

Lease

A new full and repairing lease is available for a term of 10 years with an upward only rent review at the 5th year.

Legal costs

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



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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

EASTGATE GARDENS

OFFICE

EASTGATE COURT

OFFICE

ENTRANCE

TONI & GUY HAIR

201 - 205

KNIGHT FRANK ESTATE AGENT

197 - 199

STARBUCKS COFFEE SHOP

195

HIGH STREET

218

SOFA.COM FURNITURE

220

OXFAM BOOKS CHARITY SHOP

222

VACANT BANK/FINANCIAL

224

ROHAN

228

THERAPIE CLINIC BEAUTY SALON

230

VACANT

240

SCHMIDT KITCHENS

ENT

242

NEVILLE JOHNSON INT DECOR

SAVILLS ESTATE AGENT

244 - 246

248

YORKSHIRE BUILDING SOCIETY

252

ENT

VACANT

254 256

VAC BANK/FIN

CANCER RESEARCH UK CHARITY SHOP

258

SHAH'S SECRETO INDIAN RESTAURANT

260 - 262

266

KFC F/FD REST

268

SUBWAY SANDWICH BAR

270

JOHN CARNE HAIRDRESSING

272

ZIZZI ITALIAN RESTAURANT

274

CARMONA RESTAURANT

276

HOWARD MORLEY & SONS ESTATE AGENT

278

ESQUIRES COFFEE SHOP

2 - 4

FOXTONS ESTATE AGENT

6

HAART ESTATE AGENT

DWEL

OFFICE

GARAGES

DWELLINGS

67

57 - 65 WESTMINSTER COURT

CHANTRY PLACE

DWELLINGS

WHSE

HALL

37 - 47

SYDENHAM ROAD

80

THE ALBANY PUBLIC HOUSE

OFFICE

MOORE ACCT

35

PILGRIMS COURT

215

SEYMOURS ESTATE AGENT

217

VACANT RESTAURANT (2 RETAIL FLOORS)

219

VACANT BANK/FINANCIAL

221

STRUTT & PARKER ESTATE AGENT

ENTRANCE

HAIR

225

V&M TOB

227

ROMANS ESTATE AGENT

229

CHARITY SHOP

231

F/FD REST

TACO BELL

233 235

ENT

ZA REST

AURANT

VAC

237 - 239

PRESS

241 - 243