



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

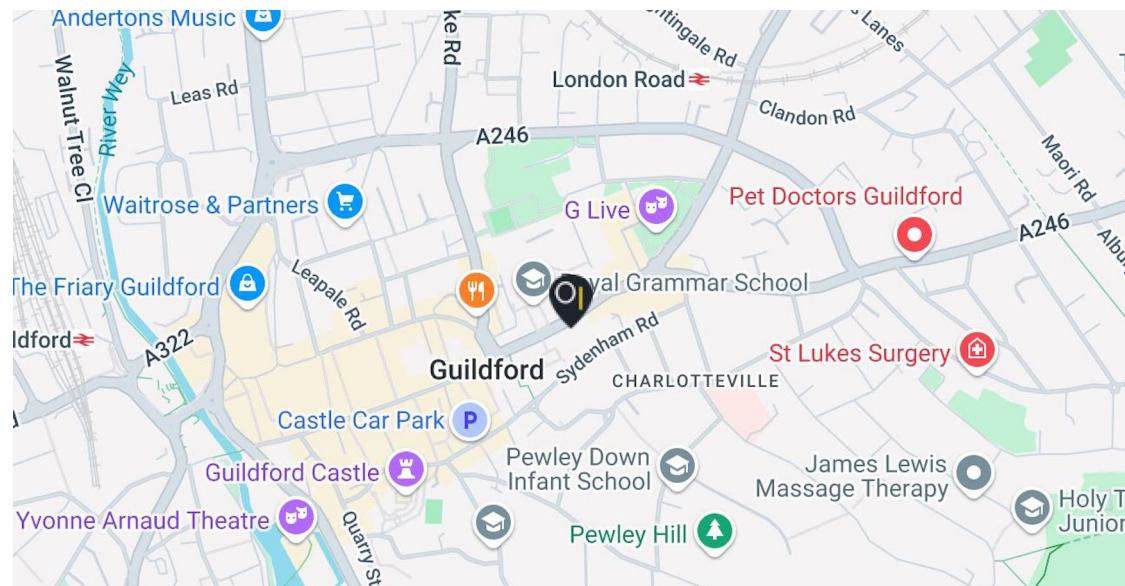
Rates payable: £40,950 per annum Interested parties should check their eligibility for a 75% reduction in business rates until April 2025

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.



Contact

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