



Zizzi  
*Restorante*

johncarne

john carne  
SUBWAY

KFC

Owen  
Isherwood  
CHARTERED SURVEYORS

TO LET

Ground & First Floors Retail Shop  
1,234 Sq. ft ( 114.67Sq m) plus basement storage

270-272 High Street, Guildford, Surrey GU1 3JL

## LOCATION

Located on the upper High Street in Guildford Town Centre, nearby retailers include Sofa.com, Zizzi, Rohan, Subway, KFC, Shah's Secreto and Toni & Guy.

## DESCRIPTION

Self contained two storey retail unit with a Basement, currently arranged as a Hairdresser salon on both floors. The first floor has open plan salon, staffroom and toilet. The shop has central heating and on the ground floor air conditioning.

## ACCOMMODATION

	Sq ft	Sq m
Ground Floor Shop	723	67.18
Cloak Room	<u>63</u>	<u>5.85</u>
	<b>786</b>	<b>73.03</b>
First Floor Salon	352	32.72
Staffroom	<u>96</u>	<u>8.93</u>
<b>Total</b>	<b><u>1,234</u></b>	<b><u>114.67</u></b>
Basement Storage	450	41.80

## TERMS

The property is available on a new lease with terms to be agreed.

## EPC

D- 85

## RENT

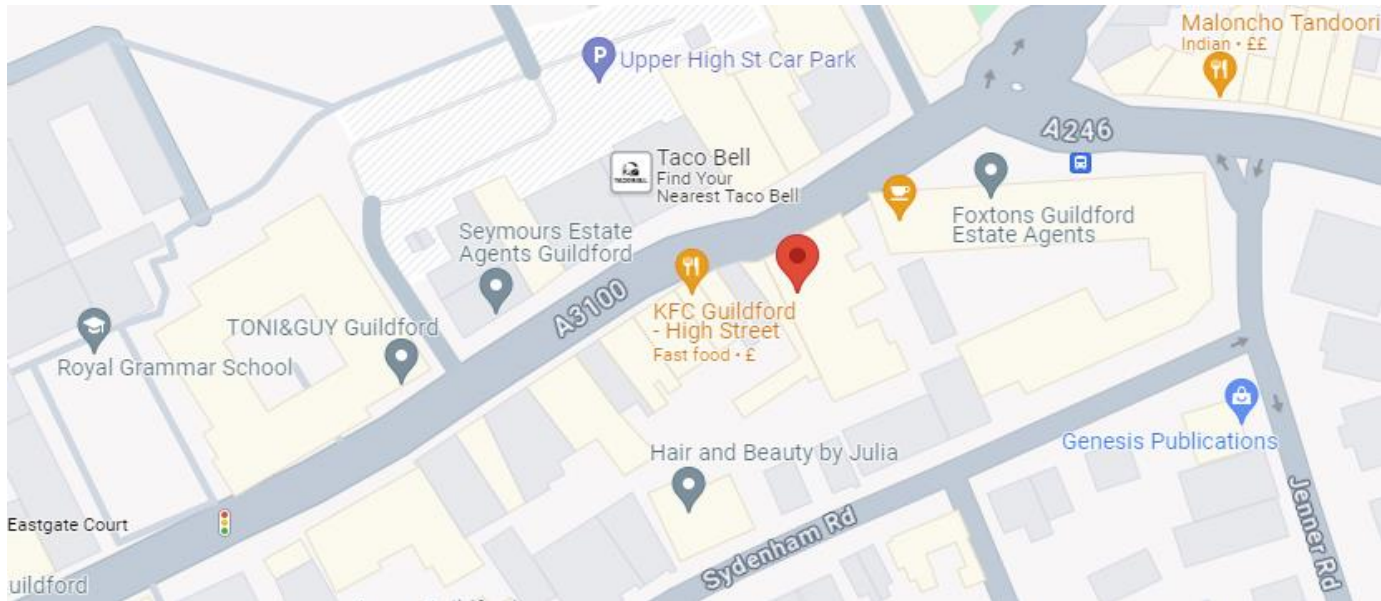
Rental £45,000 pax

## RATES

Rateable Value: £34,750  
Rates Payable: £17,340.25

## LEGAL COSTS

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



First floor salon



Ground floor salon

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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**www.owenisherwood.com**

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

## CONTACT

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P  
(49) (ACTUAL)

EASTGATE GARDENS

HIGH STREET

SYDENHAM ROAD

CHANTRY PLACE

57 - 65 WESTMINSTER COURT

DWELLINGS

DWELLINGS

DWELLINGS

OFFICE

EASTGATE COURT

TONI & GUY  
HAIR

201 - 205

STARBUCKS  
COFFEE SHOP

KNIGHT  
FRANK  
ESTATE  
AGENT

197 - 199

OXFAM BOOKS  
CHARITY SHOP

ROHAN  
OUTDOOR WEAR

THERAPIE CLINIC  
BEAUTY SALON

228

SCHMIDT  
KITCHENS

NEVILLE JOHNSON  
INT DECOR

242

SAVILLS  
ESTATE AGENT

244 - 246

YORKSHIRE  
BUILDING SOCIETY

248

VACANT

CANCER RESEARCH UK  
CHARITY SHOP

258

SHAH'S SECRETO  
INDIAN RESTAURANT

260 - 262

KFC  
F/ID REST

268

SUBWAY  
SANDWICH BAR

270

ZZZI  
ITALIAN RESTAURANT

272

CARMONA  
RESTAURANT

274

HOWARD MORLEY  
& SONS  
ESTATE AGENT

276

ESQUIRES  
COFFEE  
SHOP

278

FOXTONS  
ESTATE AGENT

2 - 4

HAART  
ESTATE AGENT

6

HIDDEN  
HEARING AIDS

BOURNE  
ESTATE AGENT

TRIN  
DESIGN  
KIT FURN

1

CURCHOD  
EST AG

BURNS & WEBB  
EST AG

GUILDFO  
EST

ERRACE

TRATIVE FOOD  
ENIENCE STORE

235

THE LONG BAR & GRILL  
BAR & RESTAURANT

233

PIZZAEXPRESS  
RESTAURANT

237 - 239

OXFAM  
SHOP

241 - 245

VACANT

ENT

235

PIZZA REST

233

TACO BELL  
F/ID REST

231

PHYLIS TUCKWELL  
CHARITY SHOP

229

LEADERS ESTATE AGENT  
& ROMANS ESTATE AGENT

227

V&M  
TOB

225

VACANT

ENTRANCE

221

BANKFINANCIAL

VACANT RESTAURANT  
(2 RETAIL FLOORS)

219

SEYMOURS  
ESTATE AGENT

217

STRUTT  
& PARKER  
ESTATE AGENT

215

OFFICE

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