



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 available as a retail unit on both floors. The first floor is open plan with 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>
	786	73.03
First Floor Salon	352	32.72
Staffroom	<u>96</u>	<u>8.93</u>
Total	1,234	114.67
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

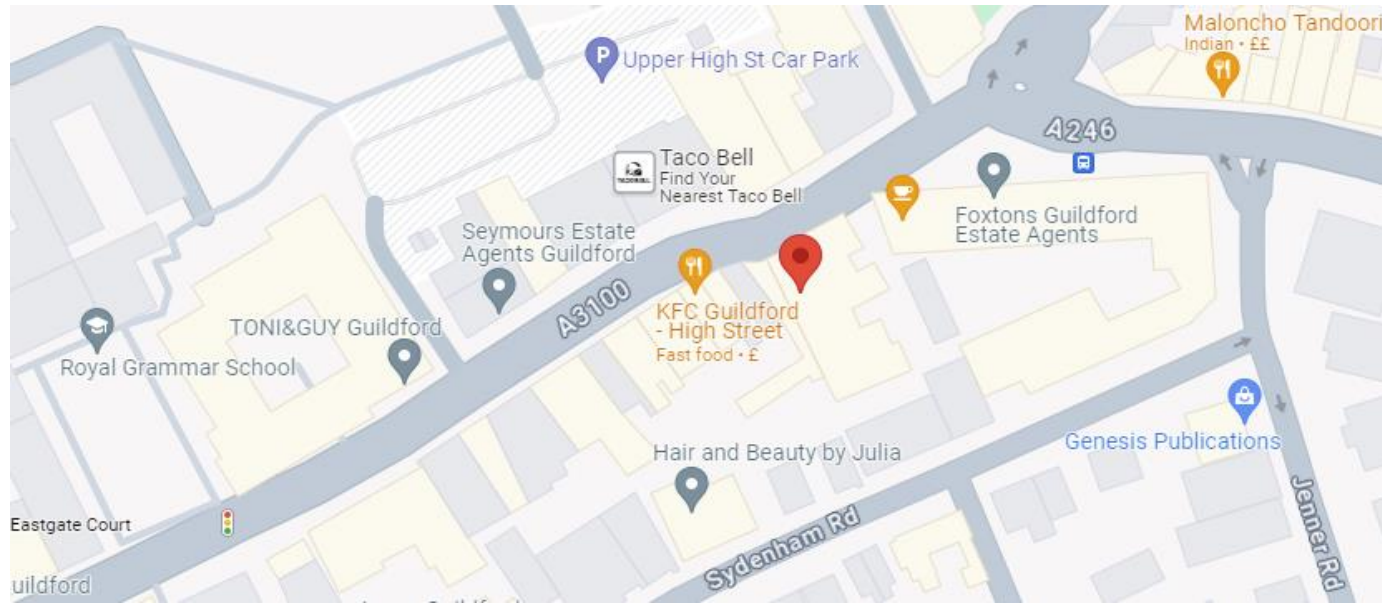
RATES

Rateable Value: £34,750

Rates Payable: £17,340.25

LEGAL COSTS

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



Ground Floor



First Floor

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

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CONTACT

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P
(49) (ACTUAL)

EASTGATE GARDENS

HIGH STREET

SYDENHAM ROAD

CHANTRY PLACE

57 - 65 WESTMINSTER COURT

DWELLINGS

DWELLINGS

DWELLINGS

GARAGES

80
THE ALBANY
PUBLIC HOUSE

278
ESQUIRES
COFFEE SHOP

2 - 4
FOXTONS
ESTATE AGENT

HAART
ESTATE AGENT

HIDDEN
HEARING AIDS

BOURNE
ESTATE AGENT

TRIN
DESIGN
KIT FURN

THE LONG BAR & GRILL
BAR & RESTAURANT

PIZZAEXPRESS
RESTAURANT

PHYLIS TUCKWELL
CHARITY SHOP

PIZZA REST
TACO BELL
F/ID REST

VACANT
ENTRANCE

BANKFINANCIAL

VACANT RESTAURANT
(2 RETAIL FLOORS)

SEYMOURS
ESTATE AGENT

STRUTI IS
& PARKER
ESTATE AGENT

TONI & GUY
HAIR

KNIGHT
FRANK
ESTATE AGENT

STARBUCKS
COFFEE SHOP

ROHAN
OUTDOOR WEAR

VACANT BANKFINANCIAL

OXFAM BOOKS
CHARITY SHOP

SOFA.COM
FURNITURE

SCHMIDT
KITCHENS

NEVILLE JOHNSON
INT DECOR

SAVILLS
ESTATE AGENT

YORKSHIRE
BUILDING SOCIETY

CANCER RESEARCH UK
CHARITY SHOP

SHAH'S SECRETO
INDIAN RESTAURANT

KFC
F/ID REST

SUBWAY
SANDWICH BAR

ZAZI
ITALIAN RESTAURANT

CARMONA
RESTAURANT

HOWARD MORLEY
& SONS
ESTATE AGENT

CURCHOD
EST AG

BURNS & WEBB
EST AG

GUILDFO
EST

1

6

2 - 4

270

272

274

276

278

6

2 - 4

37 - 47

67

