

HILLARYS

BLINDS · CURTAINS · SHUTTERS

Owen
Isherwood
CHARTERED SURVEYORS

TO LET

DOUBLE FRONTED RETAIL UNIT

1,434 sq ft (133.22 sqm) – 2,429 sq ft (225.66 sqm)

191 HIGH STREET, GUILDFORD, SURREY, GU1 3AW

LOCATION

191 High Street sits at the top of the High Street in Guildford Town Centre, which generates a great deal of footfall, making it a prominent trading location. Guildford is a thriving town with easy trainline and motorway access to and from Central London.

Nearby occupiers include Gascoigne-Pees, Ryman, Headmasters and Tom Howley Kitchens whilst being close to Neptune, Rohan and Sofa.com

DESCRIPTION

A double fronted shop with basement storage and rear loading facilities

ACCOMMODATION

AVAILABLE	SIZE
Internal Width	29ft 9inch
Shop Depth	57ft 2 inch

AVAILABLE	SQ FT	SQ M
Ground Floor	1434	133.22
Basement Storage	995	92.44
Total	2429	225.66

TERMS

A new FRI lease is available for a term to be agreed with upward rent reviews at 5-year intervals

RENT

£85,000 per annum exclusive of rates and service charge plus VAT (if applicable)

RATES

Rateable Value: £89,500

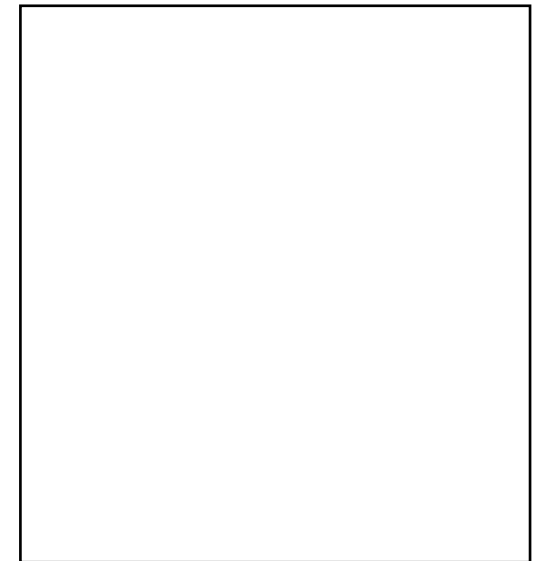
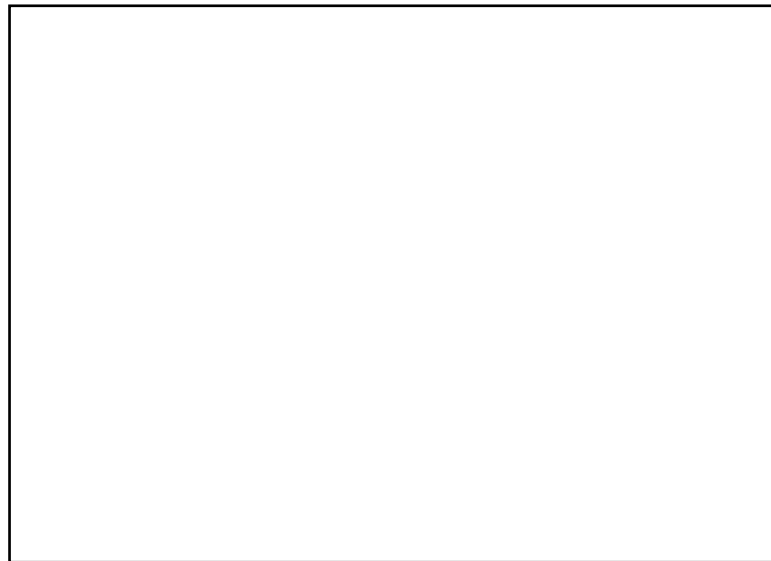
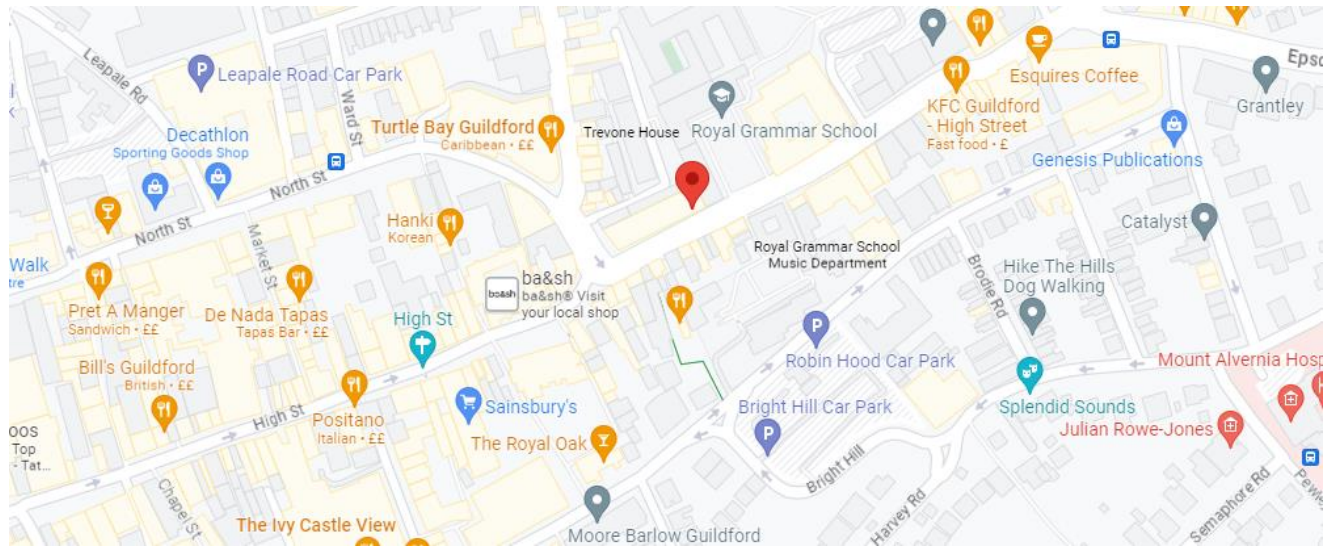
Rates Payable (24/25)- £48,867

EPC

C-59

LEGAL COSTS

Each party to bear their own legal costs



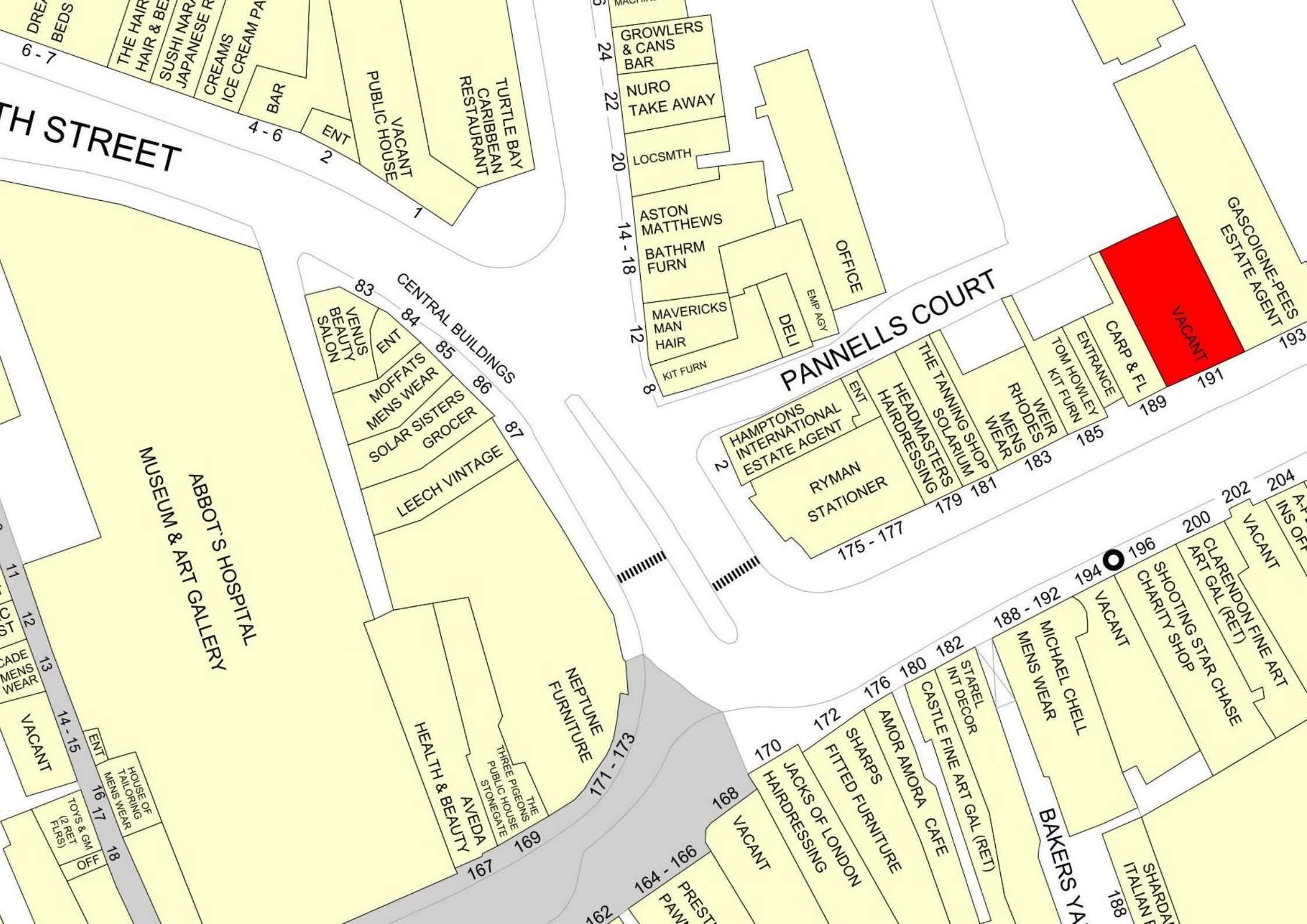
These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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TH STREET

6-7 DRE BEDS
THE HAIR HAIR & BE
SUSHI NAR
JAPANESE R
CREAMS
ICE CREAM PA
BAR
4-6
ENT
2
PUBLIC HOUSE
1
TURTLE BAY
CARIBBEAN
RESTAURANT

MAC
24
22
20
14-18
8
GROWLERS
& CANS
BAR
NURO
TAKE AWAY
LOCSMTH
ASTON
MATTHEWS
BATHRM
FURN
MAVERICKS
MAN
HAIR
KIT FURN
OFFICE
EMP AGY
DELI

PANNELLS COURT

193
GASCOIGNE-PEES
ESTATE AGENT
191
VACANT
189
CARP & FL
ENTRANCE
TOM HOWLEY
KIT FURN
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RHODES
MENS
WEAR
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WEIR

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VENUS
BEAUTY
SALON
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MOFFATS
MENS WEAR
SOLAR SISTERS
GROCER
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ABBOT'S HOSPITAL
MUSEUM & ART GALLERY

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VACANT
ENT
MENS WEAR
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