



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

Class E Retail Shop  
698 sq. ft (64.92 sq. m)

**5a Trinity Gate, Guildford, Surrey GU1 3JT**

## LOCATION

Guildford is located within the County of Surrey, being a short 30-minute train journey from London using National Rail services and having bus connections from the town centre linking to nearby towns such as Aldershot, Godalming, Dorking and Woking. Car access is provided along the A3 motorway between London and Portsmouth.

Trinity Gate itself is on the fringes of Guildford's main high street, with nearby units typically being offices, estate agents, retail and similar. Bordering where London Road and Epsom Road meet – two roads with frequent traffic.

## DESCRIPTION

A relatively new-build unit with modern floor-to-ceiling glass frontage, the unit has a perfect, square layout ideal for showcasing the interior to passing trade. Left in a good condition from the previous tenant with walls and carpets decorated neutrally. Apartments above this unit may provide restrictions upon trading hours and use.

## ACCOMMODATION

|                   |                  |                    |
|-------------------|------------------|--------------------|
| Ground floor shop | 527 sq ft        | 48.96 sq. m        |
| Kitchenette/Rear  | 137 sq ft        | 12.77 sq. m        |
| Mezzanine Store   | 34 sq ft         | 3.19 sq. m         |
| <b>Total</b>      | <b>698 sq ft</b> | <b>64.92 sq. m</b> |

## TERMS

Available on a new lease with terms to be agreed.

## RENT

£32,500 Per Annum + VAT

## RATES

Rateable Value: £25,250

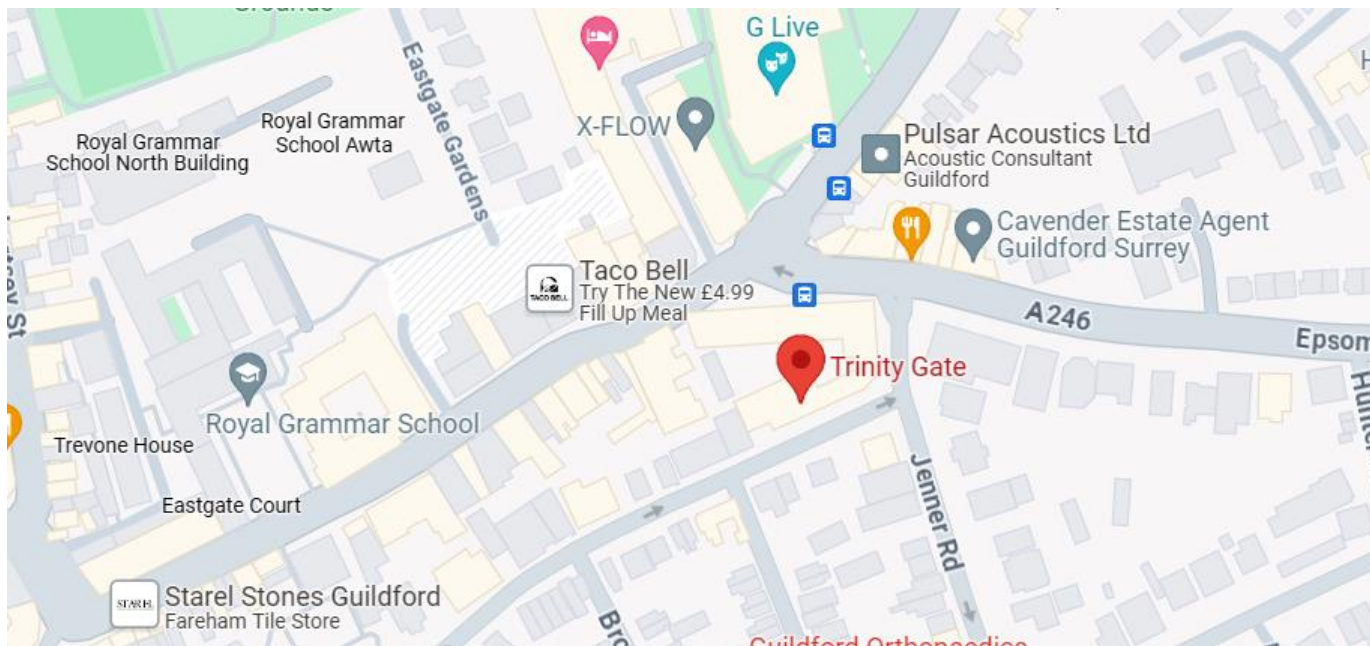
Rates Payable: £12,625

## EPC

TBA

## 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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## CONTACT

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