



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Class E Retail Shop
375 sq. ft (34.84 sq. m)

5 Swan Lane, Guildford, Surrey GU1 4EQ

LOCATION

The shop occupies a busy location in pedestrianised Swan Lane adjacent to Lakeland and Boots Hearing and close to JoJo Maman Bebe, Pret a Manger and the main Boots store.

ACCOMMODATION

Arranged on basement and ground floors, the following dimensions and areas are provided.

Internal Width	15ft	4.58 m
Shop Depth	26 ft	7.93m
Ground Floor Area	375 sq. ft	34.83 sq. m
Basement Store	168 sq. ft	15.6 sq. m

TERMS

A new full repairing and insuring lease is available for a term to be agreed subject to a rent review at the 5th year at a rental of £32,500 per annum exclusive of rates and VAT (if applicable).

RATES

Rateable Value: £27,500
Rates Payable: £13,722.50

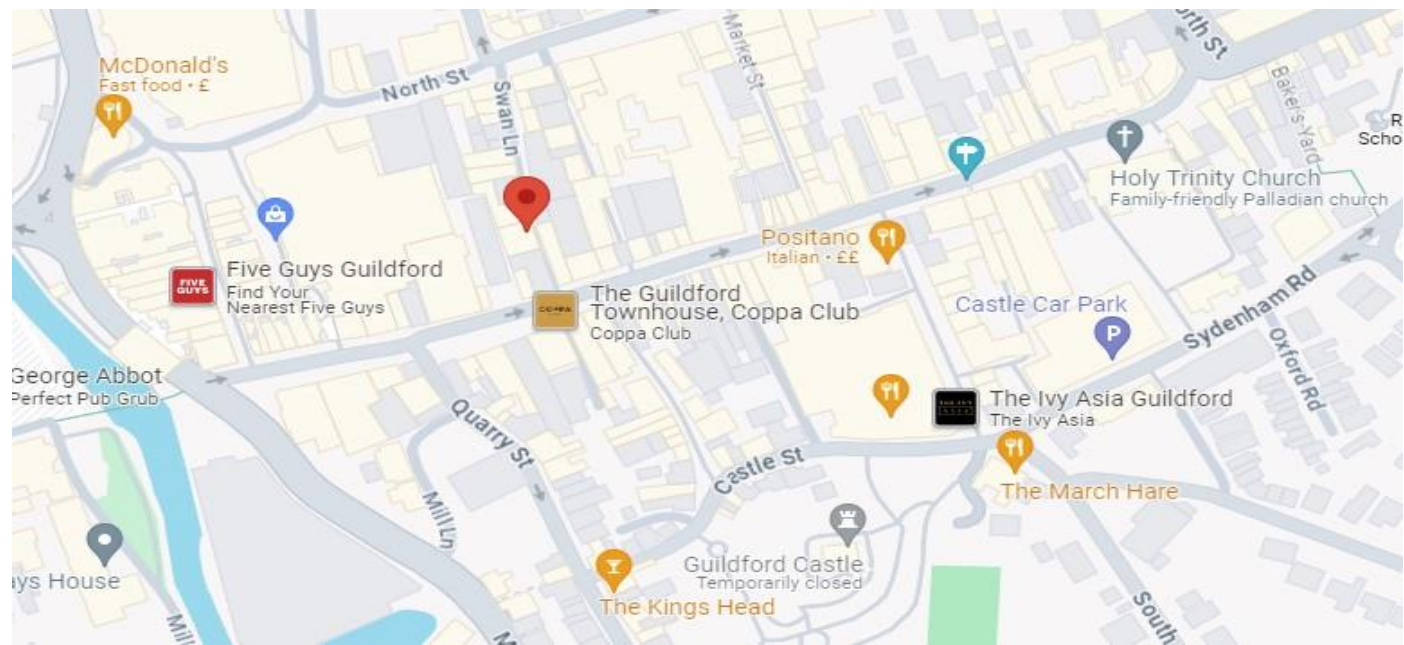
Retail occupiers are currently able to receive up to 75% relief until April 2025.

EPC

Available on request.

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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NORTH STREET

MARKET STREET

SWAN LANE

ANGEL GATE

HOUSE OF FRASER
DEPARTMENT STORE
(6 RETAIL FLOORS)

MARKS & SPENCER
VARIETY STORE
(3 RETAIL FLOORS)

SIMON PURE
JEWELLER

HEALTH & BEAUTY
SUPERDRUG
CLOTHING

THE MALL

BARCLAYS
BANK

PRET A MANGER
SANDWICH BAR

SAHARA
LADIESWEAR

ESSENTIAL
JEWELLER

BOOTS
OPTICIAN &
BOOTS
HEARINGCARE

HUBBLE
KIT FURN
ANNO
DOMINI
MENS WEAR

JOJO MAMAN BEBE
CHILDRENS WEAR
& NURSERY GOODS

COURTYARD
LADIES
WEAR

ASIAN RESTAURANT

COFFEE
CULTURE
CAFE

GU ART
ART GAL (RET)

FILM
DEV

BOOTS
CHEMIST
(2 RETAIL FLOORS)

HOUSEHOLD
GOODS

CONNECT
2MOBILE
TEL

ANGEL POSTING
& LIVERY
HOTEL

CAFFEE NERO
COFFEE SHOP

RUSSELL & BROMLEY
SHOES

STARBUCKS
COFFEE SHOP

MOSS
MENS WEAR

WHISTLES
WEAR

TELEPHONES

MAPPIN & WEBB
JEWELLER

TAG HEUER
JEWELLER

TELEPHONES

CLARKS
SHOES
(2 RET FLOORS)

THREE
TELEPHONES

TELEPHONES

BAKER
OLE & STEEN

TELEPHONES

ENT

TELEPHONES

NESPRESSO
BOUQUET
HO GDS

TELEPHONES

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TELEPHONES

SEASALT
CLOTHING

TELEPHONES

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