



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 lease is available for a term to be agreed at a rental of £25,000 per annum exclusive of rates & VAT (if applicable). The lease being subject to a landlords break on 12 months' notice.

RATES

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

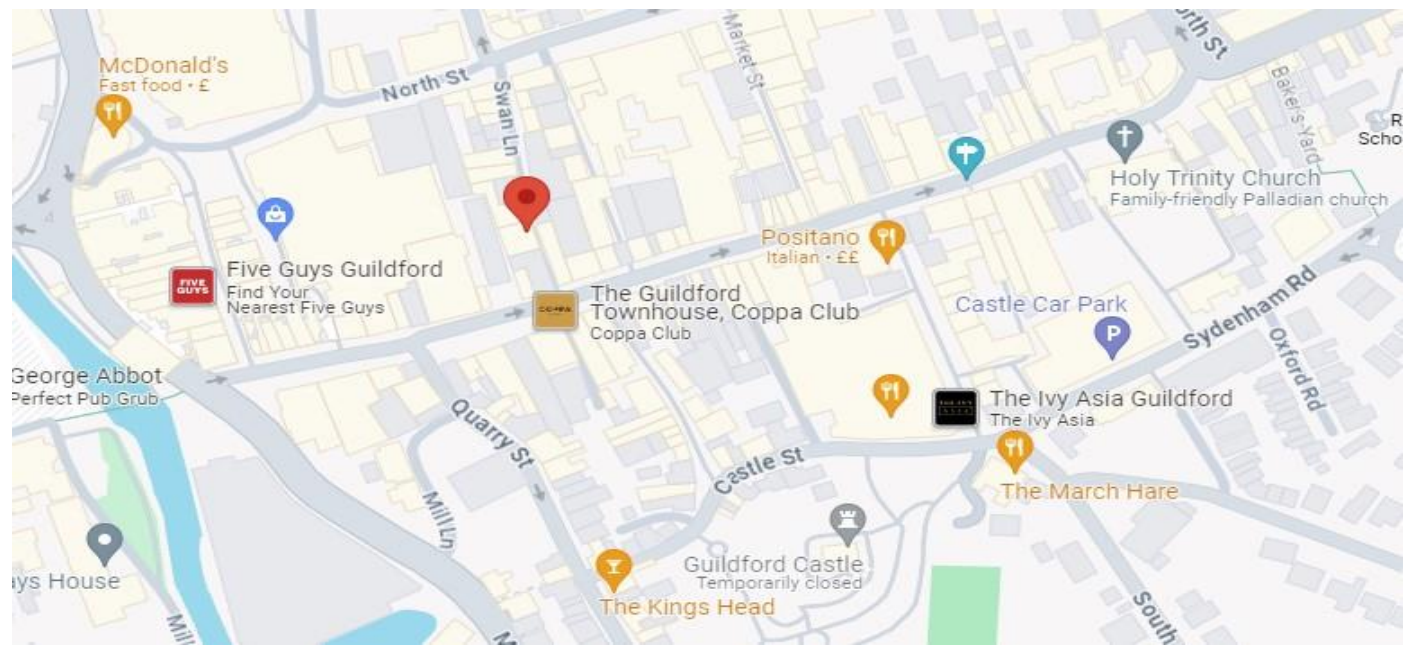
Retail occupiers are currently able to receive up to 75% relief until April 2025.

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

12 ANGEL GATE

HOUSE OF FRASER
DEPARTMENT STORE
(6 RETAIL FLOORS)

MARKS & SPENCER
VARIETY STORE
(3 RETAIL FLOORS)

**SIMON PURE
JEWELLER**

BARCLAYS BANK
MOUNTAIN WAREHOUSE & OUTDOOR WEAR & CAMPING GOODS
VACANT

48 MOOCH GIFTS
49 HARRIS + HOOLE COFFEE SHOP
50 ESSENTIAL JEWELLER
51 MAC REPAIR & PHONES TELEPHONES
52 VAPSTORE TOB
53 VACANT

54 ZAITOUNA MID EAST REST
56 MAUNDER WATCH CO. JWL'R
PRET A MANGER SANDWICH BAR
BOOTS OPTICIAN & BOOTS HEARINGCARE

57 THE GATE BOUTIQUE CLOTHING
58 CORAL BET OFF
59 SAHARA LADIES WEAR

ENT
NEW YORK BEAUTY SALON

HUBBLE KIT FURN
ANNO DOMINI MENS WEAR
STORE

SHARP LINE BARBERS
THE SECRET GARDEN

COFFEE CULTURE CAFE
VAC

BRITISH REST
ANGEL POSTING HOUSE & LIVERY HOTEL

HEALTH & BEAUTY
GANT CLOTHING
SUPERDRUG
HLTH&BEA NEOM

BRAVISSIMO LINGERIE
RESS LADIES & MENS WEAR

PLAN BURRITO MEXICAN REST
INDIGO MOON HOLISTICS GIFTS

VACANT
ISMASH TEL
OLLIE QUINN OPT
ROBIN MULLEN ART CRAFT

VACANT
BEAUTY SALON (S)
CLOTHING
PRESTONS JEWELLER

SWEATY BETTY LADIES WEAR (2 RETAIL FLOORS)
LWR&MWR
CHARLES TYRWHITT MENS WEAR

LOCCITANE HLTH&BEA
CONF & BIS
HEALTH CENTRE
VACANT

VACANT
NATUR THERAPY
WHITE STUFF CLOTHING
LULULEMON SPORTS
HLTH&BEA MODA IN PELLE SPORTS

VACANT
CLARKS SHOES (2 RET FLOORS)
THREE TELEPHONES
BAKER
OLE & STEEN

TAG HEUER JEWELLER
MAPPIN & WEBB JEWELLER

THE MALL

COST CLUB REST BAR & REST
NESPRESSO BOUTIQUE HO GDS
SEASALT CLOTHING

CARL SCARPA SHOES
WHISTLES WEAR
LADIES WEAR

MOSS MENS WEAR
RUSSELL & BROMLEY SHOES

VACANT (2 RETAIL FLOORS)
VACANT

VACANT
VACANT

JOE & THE JUICE BAR (2 RETAIL FLOORS)
VODKA TELE

COMING TEL

WHITE LION WALK
GUILDFORD NAILS BEAUTY SALON
THE GLASSES SHOP OPTICIAN
BABYLON GIFTS
BRITISH HEART FOUNDATION CHARITY SHOP
PARTIDO PARTY GOODS
STARBUCKS COFFEE SHOP
TELEPHONES
MEXICAN GRILL
CHIPOTLE
PERFECT CARE PET SH
LLENT HAIR
VACANT

GREGGGS BAKER
ENT
VACANT
PE TREE LTH FOOD
VACANT

ATTO ASIAN RESTAURANT
GU ART ART GAL (RET)
JOJO MAMAN BEBE CHILDRENS WEAR & NURSERY GOODS

VACANT

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VACANT

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