



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

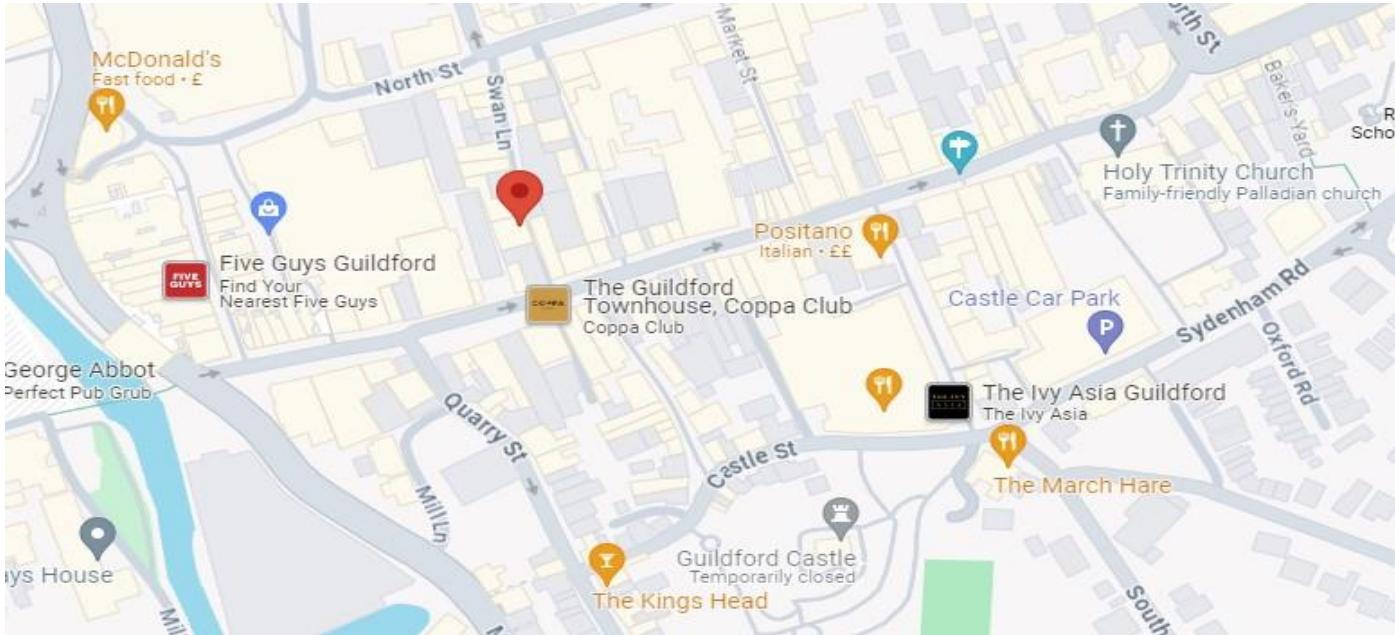
Retail occupiers are currently able to receive up to 75% relief until April 2025.

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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