



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Class "E" unit on Busy Local Parade

670 Sq. ft. (62.28sq. m)

61 Fairlands Avenue, Fairlands, Guildford GU3 3NB

LOCATION

Fairlands is a small community housing development on the outskirts of Guildford, connected to the center of Guildford by Aldershot Road, which runs through the center of Fairlands towards Normandy and Aldershot. Local buses links are available nearby to Guildford and Aldershot also.

The unit forms part of a ground floor parade facing on to Fairlands Roundabout which links Fairlands together. Neighboring units include a local post office, party shop, barbers, off licence, tanning studio and other premises.

DESCRIPTION

Externally the unit comes with large glass window frontage, with an entrance door to the left for access, having a shared porch with the neighbouring unit as well as a shared canopy with the other retail premises.

Partition walls are fitted to the rear which can be removed as needed, with a set of double doors to the rear for loading and unloading. Unit comes with a dropped ceiling and Cat-II lighting throughout.

ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Ground Floor	670	62.28

TERMS

Unit available to Let on a new Lease with terms to be agreed.

RENT

£21,000 Per Annum

RATES

Rateable Value (April '24 - '25): £5,900

Rates Payable (24/25): £2,891

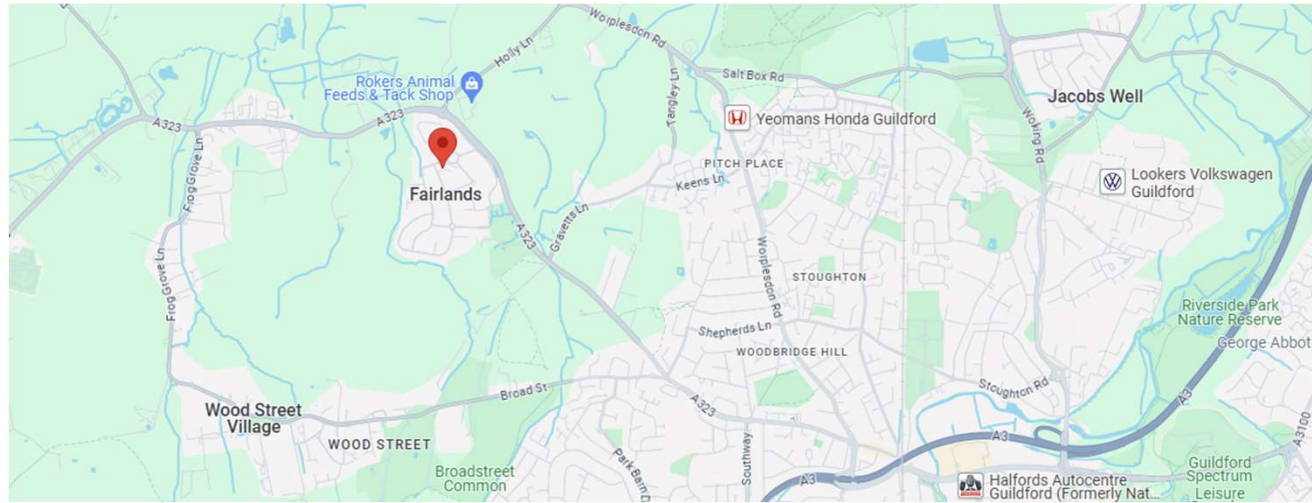
Qualifying Tenants Eligible for 100% Small Rates Relief.

EPC

C - 63

COSTS

Each party to bear their own costs



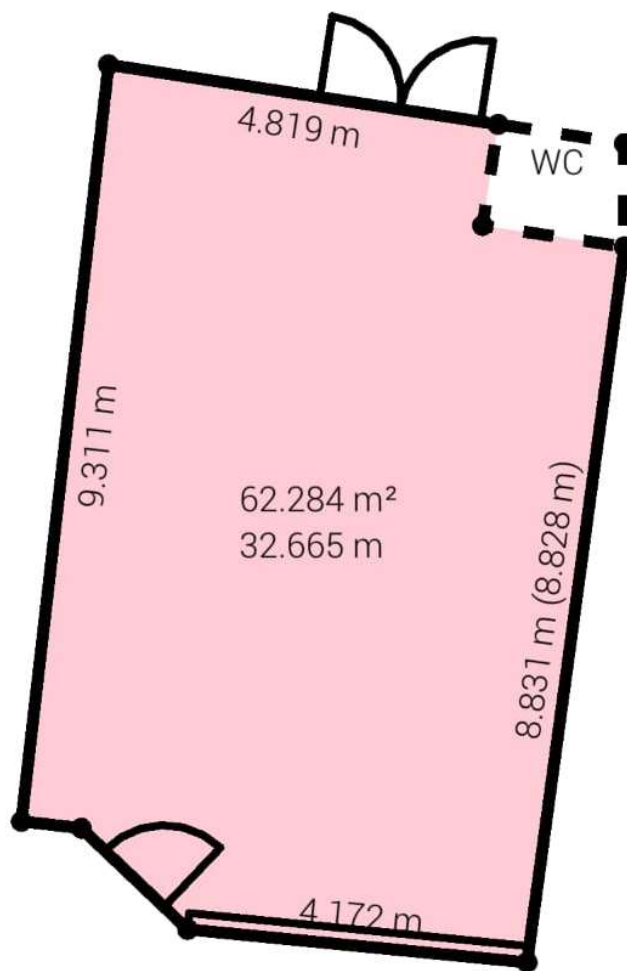
These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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Plans
Ground Floor Retail Shop
61 Fairlands, Guildford, GU3
3NB
(For illustrative purposes only)



Front