



**TO LET**  
CLASS E UNIT  
397 sq. ft. (36.86 sq. m.)  
01483 300776  
Owen Isherwood

DE INN 祿軒  
01483 893888

**WILD & NATURAL**  
BRAMLEY PET SHOP

**Owen Isherwood**  
CHARTERED SURVEYORS

**TO LET**

**Class "E" Ground Floor Shop**

397 sq. Ft. ( 36.86 sq. m.)

**7 High Street, Bramley, Surrey GU5 0HB**



## LOCATION

This shop is in a prominent position on Bramley High Street. It is 3.5 miles south of Guildford Town Centre accessible by car along the A281 Horsham Road. Nearby retailers include Boots, Nisa, Amplifon and Kilfeather & Dumbrill Butchers.

## DESCRIPTION

The property is an attractive character ground floor retail unit. It comprises a front retail area, ancillary retail space / treatment room and WC on the ground floor level. There is also a dry and secure external store to the rear. The property has been recently redecorated throughout. In the main retail space, there are rail mounted halogen spotlights with wood laminate flooring. There is a gas fired boiler which provides heat via wall mounted radiators and a wood laminate floor throughout.

## ACCOMMODATION

Ground Floor	320.5 sq. ft	29.77 sq. m
External Storage	77 sq. ft	7.12 sq. m

## TERMS

Available on a flexible new lease with terms to be agreed.

## RENT

£850 pcm (no VAT)

## RATES

Rateable Value: £8,700

Rates Payable: £4,341.3

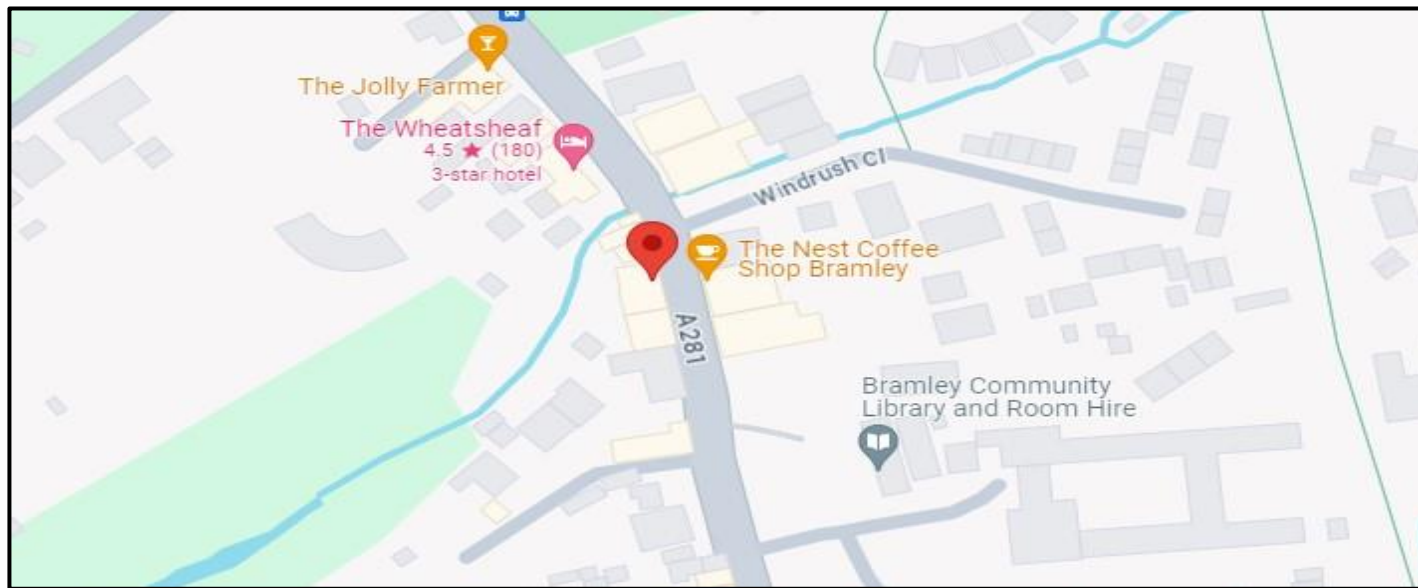
100% Small Business Rates for eligible occupiers.

## EPC

C - 69

## 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.

**T: 01483 300 176**

**www.owenisherwood.com**

**1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU**

## CONTACT

**Charlie Williams**

**T: 01483 300 176**

**M: 07456 899972**

**E: charlie@owenisherwood.com**