



Owen  
Isherwood  
CHARTERED SURVEYORS

**FOR SALE  
& TO LET**

Town Centre Character Property

1,429 Sq. ft. (132.82 sq. m)

39.5 Castle Street, Guildford, GU1 3UQ

## LOCATION

Forming part of Guildford's historical Castle Street at the heart of the Town, 39.5 Castle Street is situated next to the local High Street, enjoying the immediate shopping, restaurant and nightlife amenities available nearby. The Street is accessible by car, with Castle Street and Tunsgate car parks nearby. The town itself enjoys good bus and National Rail links.

## DESCRIPTION

Formed a single ground floor with entrance from the street split over, mainly open plan, ground and first floor space. There are sash windows to the side and Velux-style windows above provide ample natural light throughout. Exposed wooden eaves and well-kempt, whitewash paint throughout gives a modern but contemporary internal feel. Completely open-plan and square in shape, making this space ideal for several uses. Exposed wooden eaves on the ceiling, and forming the ceiling of first floor space also add character to the property.

## ACCOMMODATION

| AVAILABLE    | SQ FT    | SQ M   |
|--------------|----------|--------|
| Ground floor | 599.66   | 55.71  |
| First Floor  | 830.11   | 77.12  |
| Total (NIA)  | 1,429.77 | 132.83 |

1 parking space to be demised with the premises.

## ASKING PRICE/RENT

Freehold Purchase: £450,000

Letting: £27,500 pax

## RATES

Rateable Value: £8,000

Eligible for small business rate relief.

## EPC

To be reassessed.

## 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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## CONTACT

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**Internal Plans**  
**39.5 Castle Street, Guildford, GU1 3UQ**  
**(For illustrative purposes only – not to scale)**



**Ground Floor**



**First Floor**