



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

**PRIME TOWN CENTRE RETAIL**

1,059.39 sq. ft – 2,126.33 sq ft (98.42 sq m – 197.54 sq m)

**11-13 Market Street, Guildford, Surrey, GU1 4LB**



- Prime Location in Guildford Town Centre
- Suitable for a Variety of Users including Food (Subject to Planning)
- Pedestrianized Street linking High Street & North Street
- Available on a New Lease with Terms to be Agreed
- Capable of being occupied as a whole or split floor by floor.
- Capable of achieving Extraction & Ventilation (STP)

## LOCATION

The premises are situated in one of the most sought-after trading locations in central Guildford, being in the busy pedestrianised Market Street which connects the prime location of the High Street to North Street. Retailers represented nearby include White Stuff, L'Occitane and Hotel Chocolat. North Street is due to be regenerated in the near future; with plans to pedestrianize this entirely; creating even more of a flow through Market Street and linking the two main retailing areas in Guildford Town Centre.

## DESCRIPTION

Previously trading as "Fat Face" the building is formed of retail on the ground floor and first floor offices above (capable of being self-contained). Planning was consented for three new shop fronts; with the units having been returned to white box redecorated condition. Extraction & ventilation is capable to the rear; Subject to Planning.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Ground Floor Retail	1059.39	98.42
First Floor Offices	1066.94	99.12

## RENT

£70,000 + VAT for the whole.

## LEASE

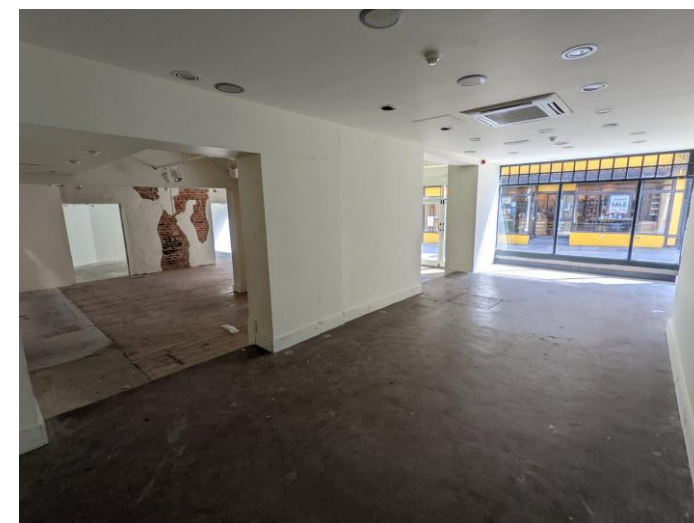
The premises are available on a new Lease with Terms to be Agreed.

## RATES

Rateable Value (24/25): £56,500  
Rates Payable: £30,849

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



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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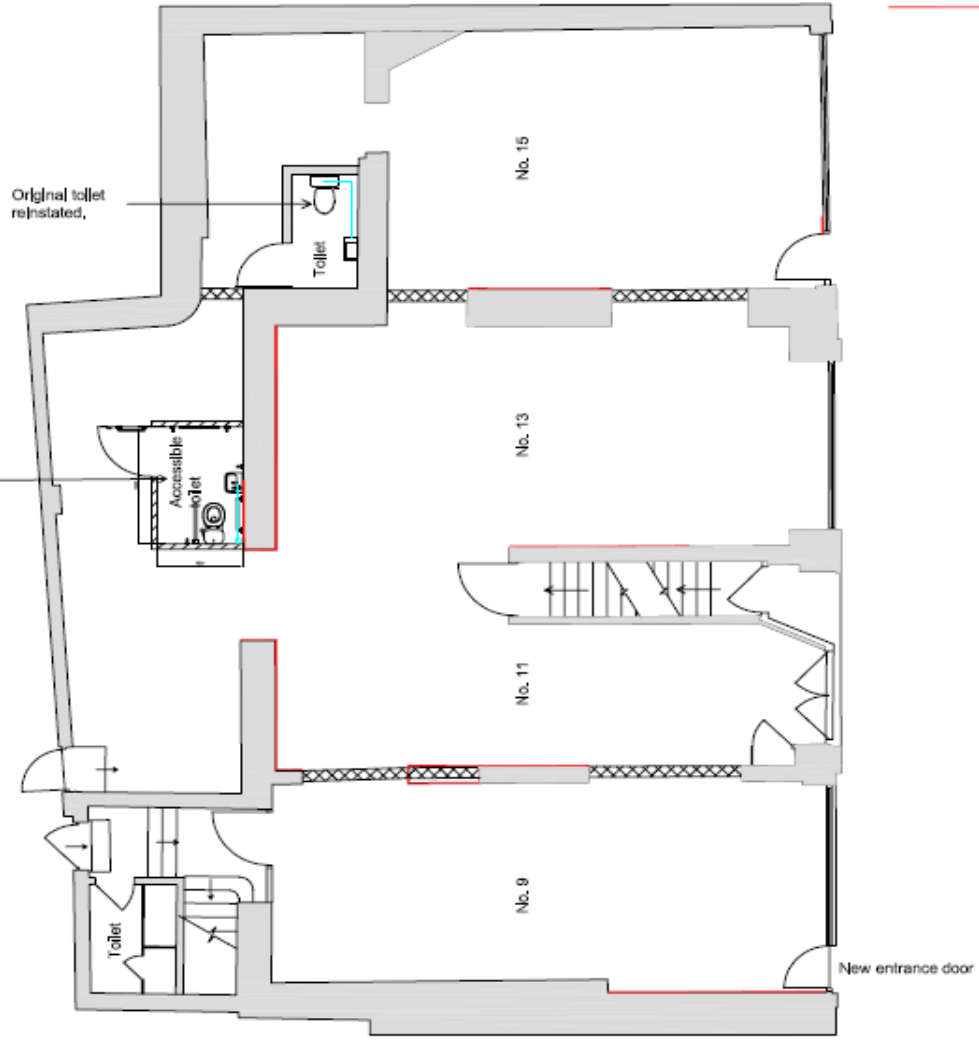
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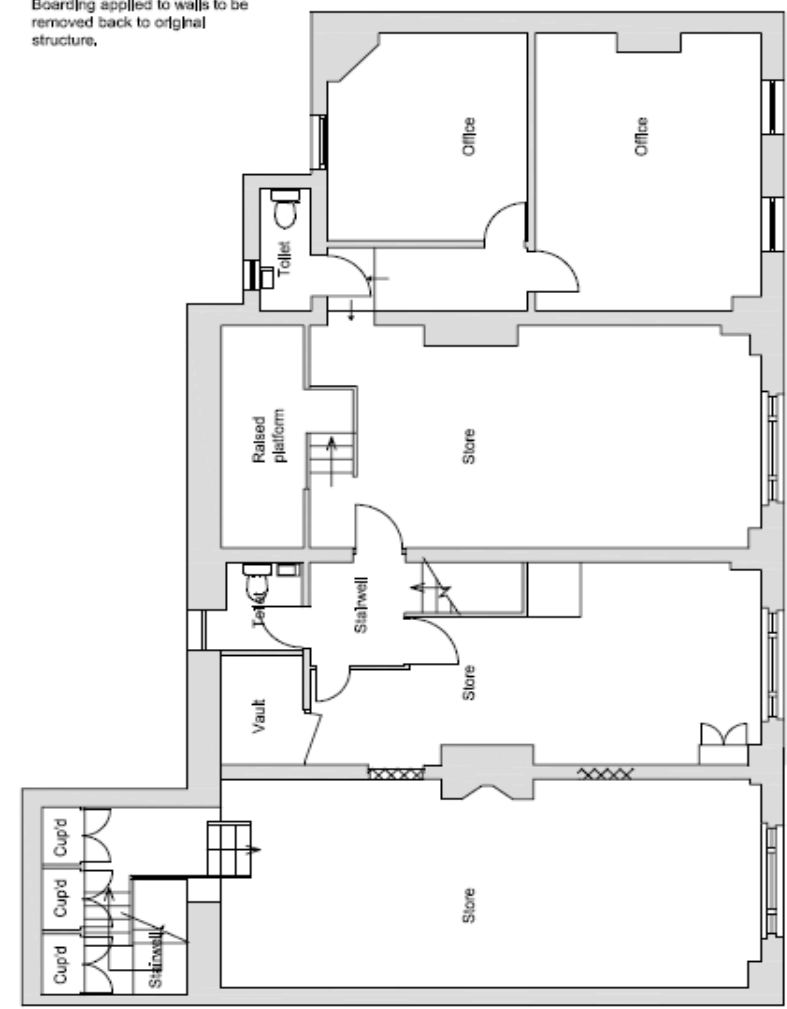


-  New partition walls
-  New block partition walls

 Boarding applied to walls to be removed back to original structure.



**GROUND FLOOR**



**FIRST FLOOR**