



Owen  
Isherwood  
CHARTERED SURVEYORS

TO LET

CLASS "E" LOCK-UP SHOP  
151 Sq. ft. (14.048 sq. m)

133 Worplesdon Road, Guildford, Surrey, GU2 9XA

## LOCATION

The subject property is positioned prominently on Worplesdon Road, just North of Guildford Town Centre and 2.2 miles from Guildford Station. There is also very easy access to the A3 with the South bound exit situated 0.7 miles away. Guildford Station offers a regular service to Reading, London Waterloo and Portsmouth Harbour and is considered one of the major urban centres in the South East of England.

## DESCRIPTION

133 Worplesdon Road is a Ground Floor lock-up shop with a large signage space above the frontage and doors with large windows across the shopfront. Internally the shop opens into well-presented retail space, which has recently been redecorated throughout with new WC and a slight change of level part way through the floor area. Externally the shop front is being redecorated prior to completion of any new lease

## ACCOMMODATION

Net Internal Area – 151 sq. ft. / 14.05 sq. m.

The above excludes the Kitchenette and WC area and is formed of the main retailing space only.

## RENT

£750 pcm (no VAT)

Rent is "inclusive" of external repairs and buildings insurance; but excludes business rates, telecoms, utilities and internal repairs.

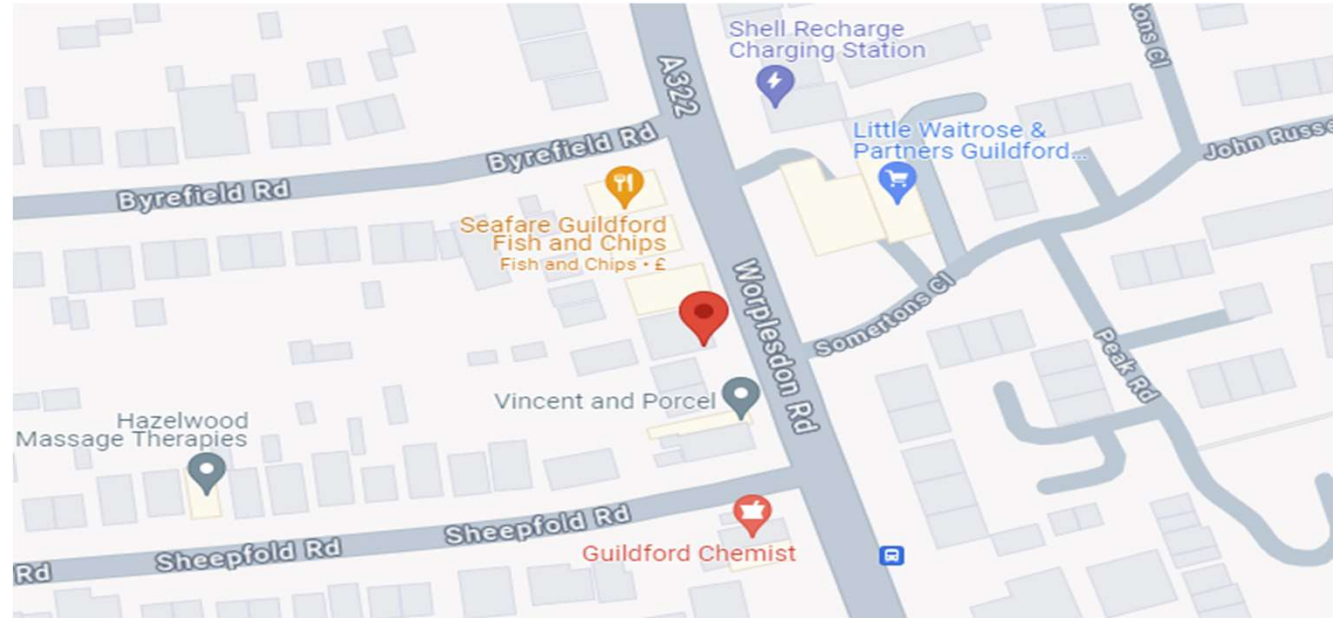
## RATES

To be Re-assessed.

100% Small Business Rates should apply for eligible occupiers.

## 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

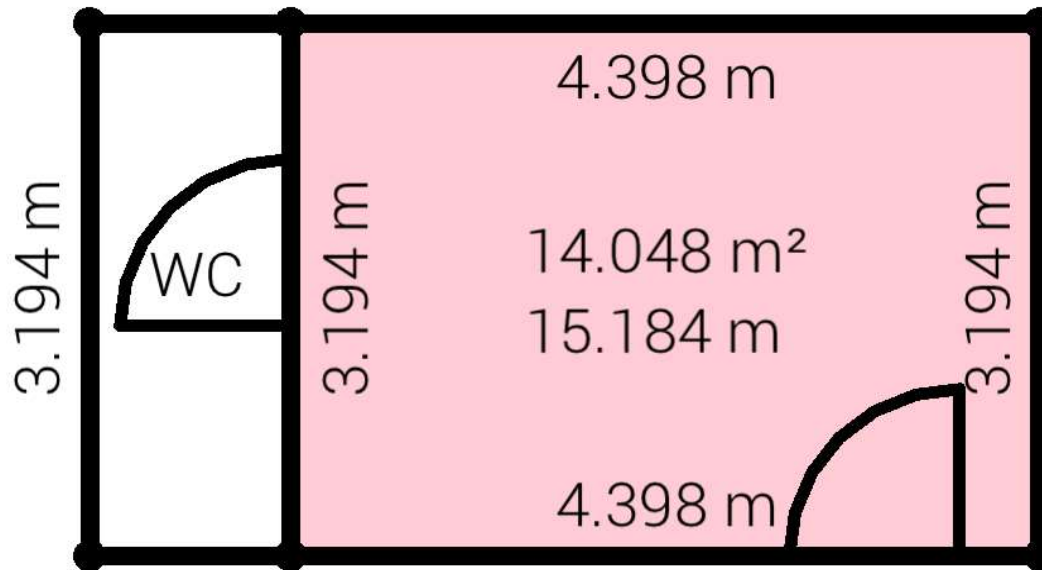
**Alex Bellion**

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# 133 Worplesdon Road



Frontage

For identification purposes only.