



Oldlands Grange
Ripley, Surrey

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Hurst Warmc
Lock-Up Shop
(No Food Allow)
25 sq ft (24 sq m)
TO LET
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4 London Road, Guildford, GU1 2AF
TO LET | 1,200 SQ FT

Two-storey Retail unit in the center of Guildford, benefitting from being directly opposite G-Live and local hotel complex.

- Application for Hot-Food usage pending.
- Central Guildford location.
- Opposite G-Live and Hotel Complex.
- Parking nearby.
- Over 1,000 sqft of commercial space.
- Large glass frontage facing onto the road.



Location

The premises are located along London Road, one of the main connecting roads leading into the center of Guildford and benefitting from being a part of a small number of retail units situated opposite G-Live and a new hotel complex at the top of the high street. London Road also benefits from its own National Rail station around a five-minute walk from the subject premises, as well as local bus connections between the center of town and Woking.

The town of Guildford itself is central within the County of Surrey, being a main employment and retail hub with commuters from Godalming, Woking, Haslemere and the surrounding area being with half an hour drive of the town and being connected by rail and bus. The town is a twenty-minute drive southwards from the M25 ring road around London, and is situated along the A3 motorway linking towards Portsmouth on the South Coast and Northwards into the center of London.

Description

An open-plan, spacious two-storey commercial space having previously been used as an estate agents.

The premises have the potential for several uses including retail, office, leisure and serving hot-food. We note the landlord has submitted an application with the local authority for the serving of hot-food at the premises, with the appropriate extraction.

Planning Permissions

The landlord has recently submitted a planning application for this unit to have extraction fitted for the use of serving hot food either as a restaurant or takeaway. Application can be found under planning reference; 24/P/01502

Accommodation

Name	sq ft	sq m	Availability
Ground - Retail Space	608.80	56.56	Available
1st - First Floor Office and Kitchen	591.85	54.99	Available
Total	1,200.65	111.55	

Rent

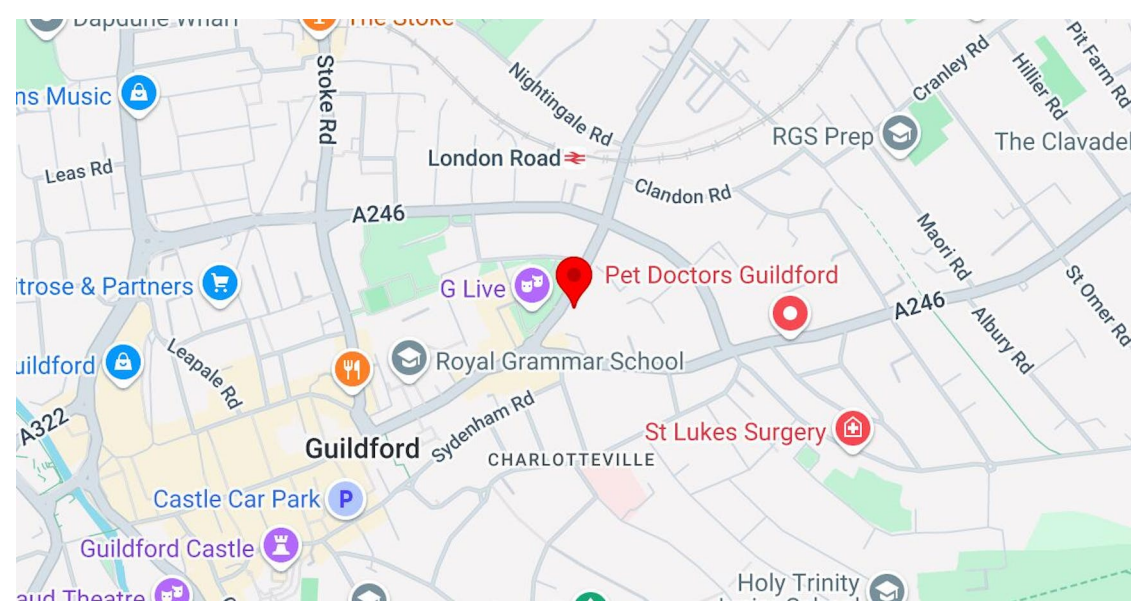
Rent on application

Rates & Charges

Rates payable: £13,223.50 per sq ft

EPC

D (87)



Contact

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