



**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, as well as local bus connections.

## 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.

## 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	

## Terms

New Lease

## Rent

£45,000 per annum + VAT

## Rates & Charges

Rateable value: £26,500  
Rates payable: £13,223.50 per sq ft

## EPC

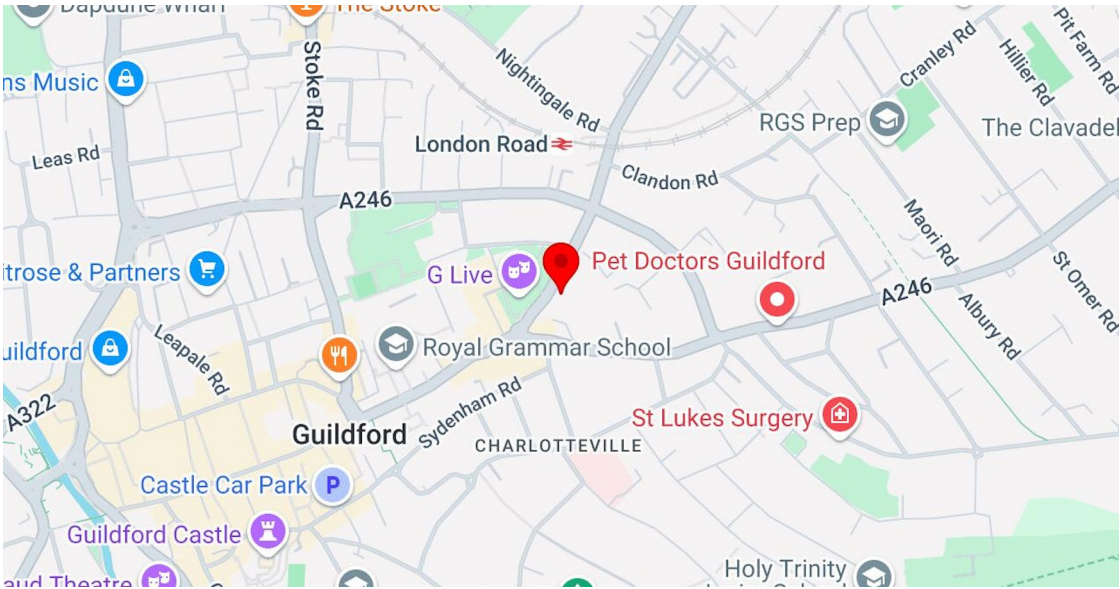
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## Planning Permissions

The landlord has recently submitted a planning application for this unit to have extraction fitted. Application can be found under planning reference; 24/P/01502

## Legal costs

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



## Contact

**Alex Bellion**

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M: 07971 756068  
E: alex@owenisherwood.com

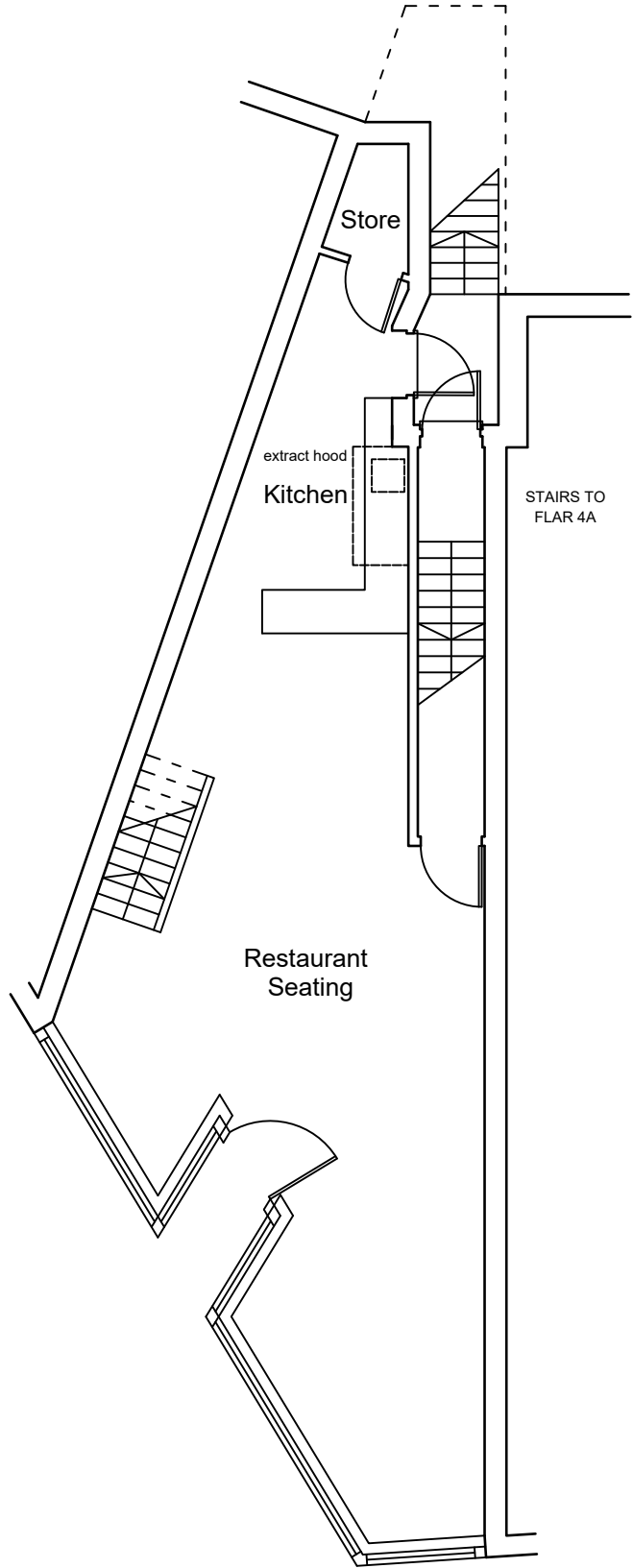
**Kieran Morgan**

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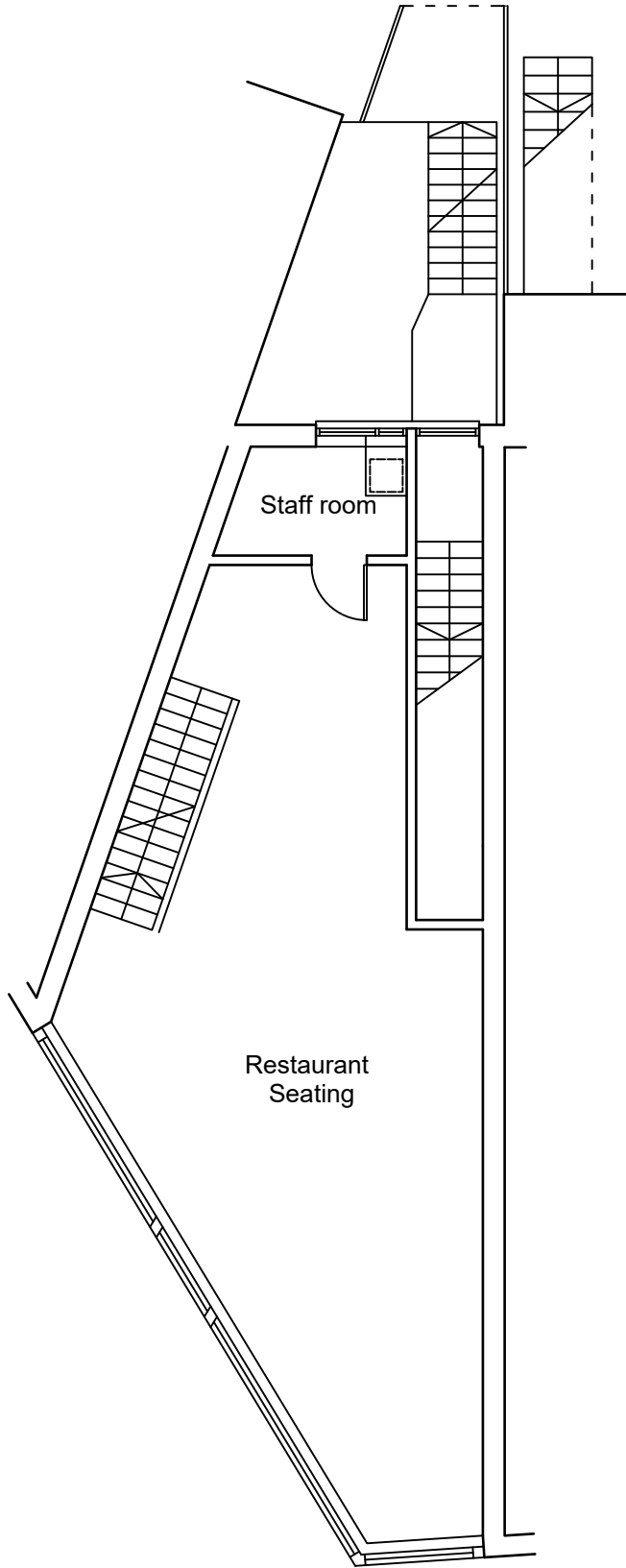
**owenisherwood.com | 01483 300 176**  
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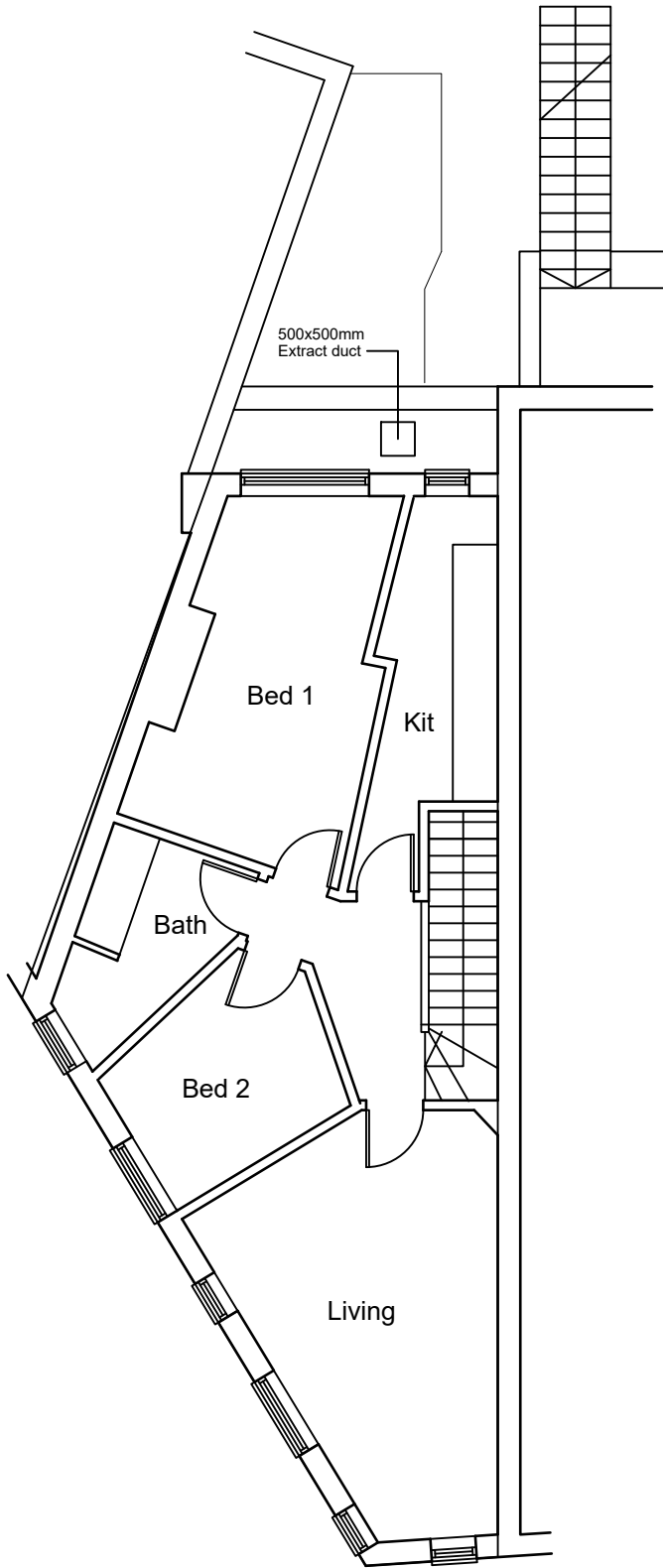
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No	Date	Revision.



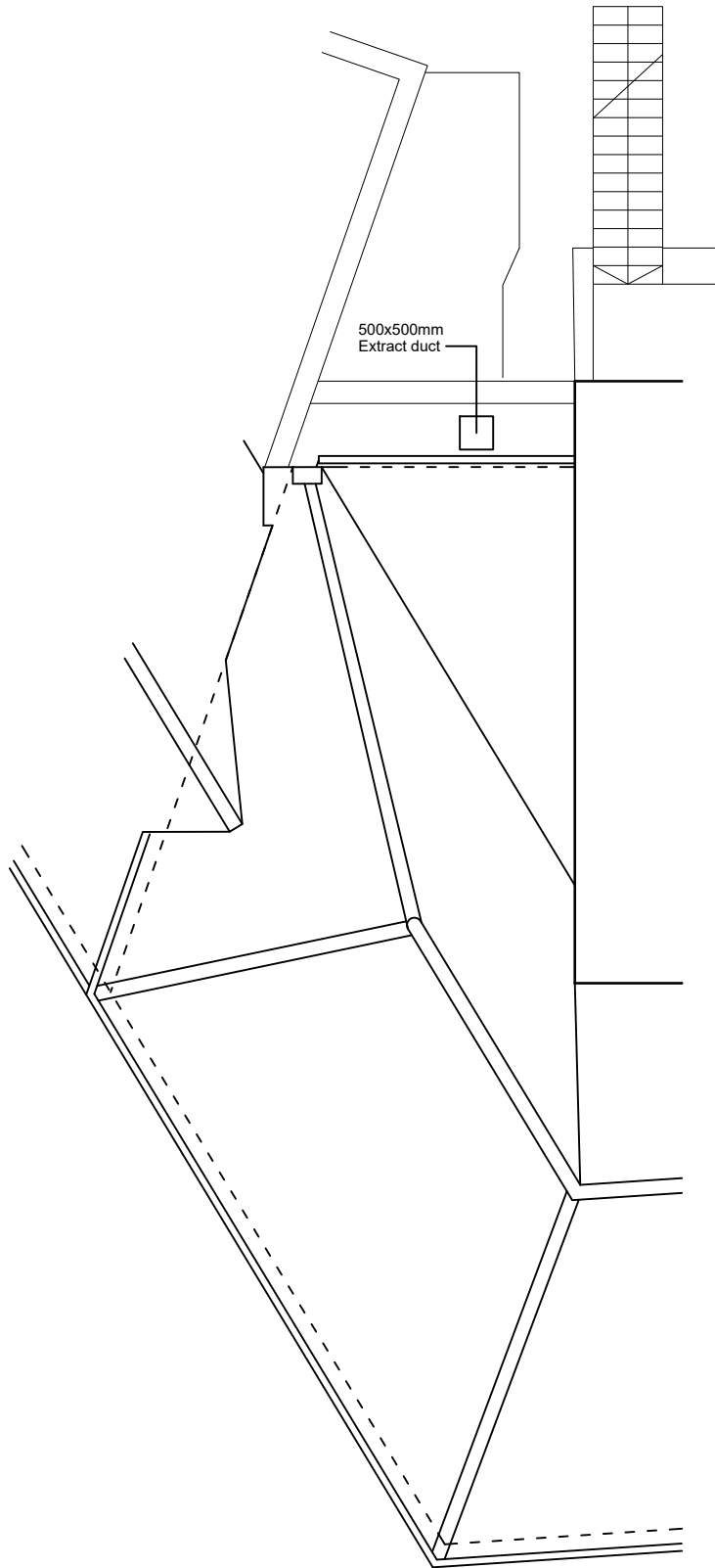
GROUND FLOOR



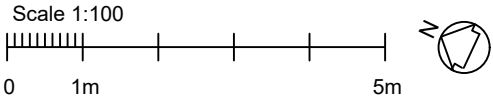
FIRST FLOOR



SECOND FLOOR



ROOF PLAN



project	
4 LONDON ROAD GUILDFORD GU1 2AF	
title	
PROPOSED PLANS	
date	scale
July 24	1:100 @ A3
drawing number	rev
2420.04	
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