



Owen
Isherwood
CHARTERED SURVEYORS

4 London Road, Guildford, GU1 2AF
TO LET | 1,200 SQ FT (111.48 SQ M)

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

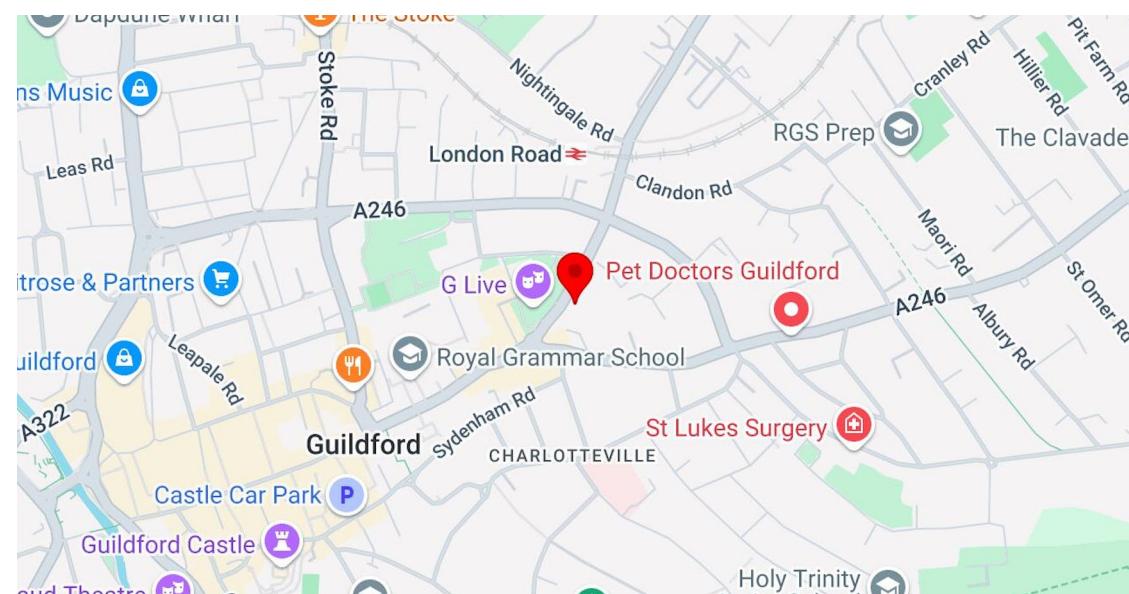
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Planning Permissions

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

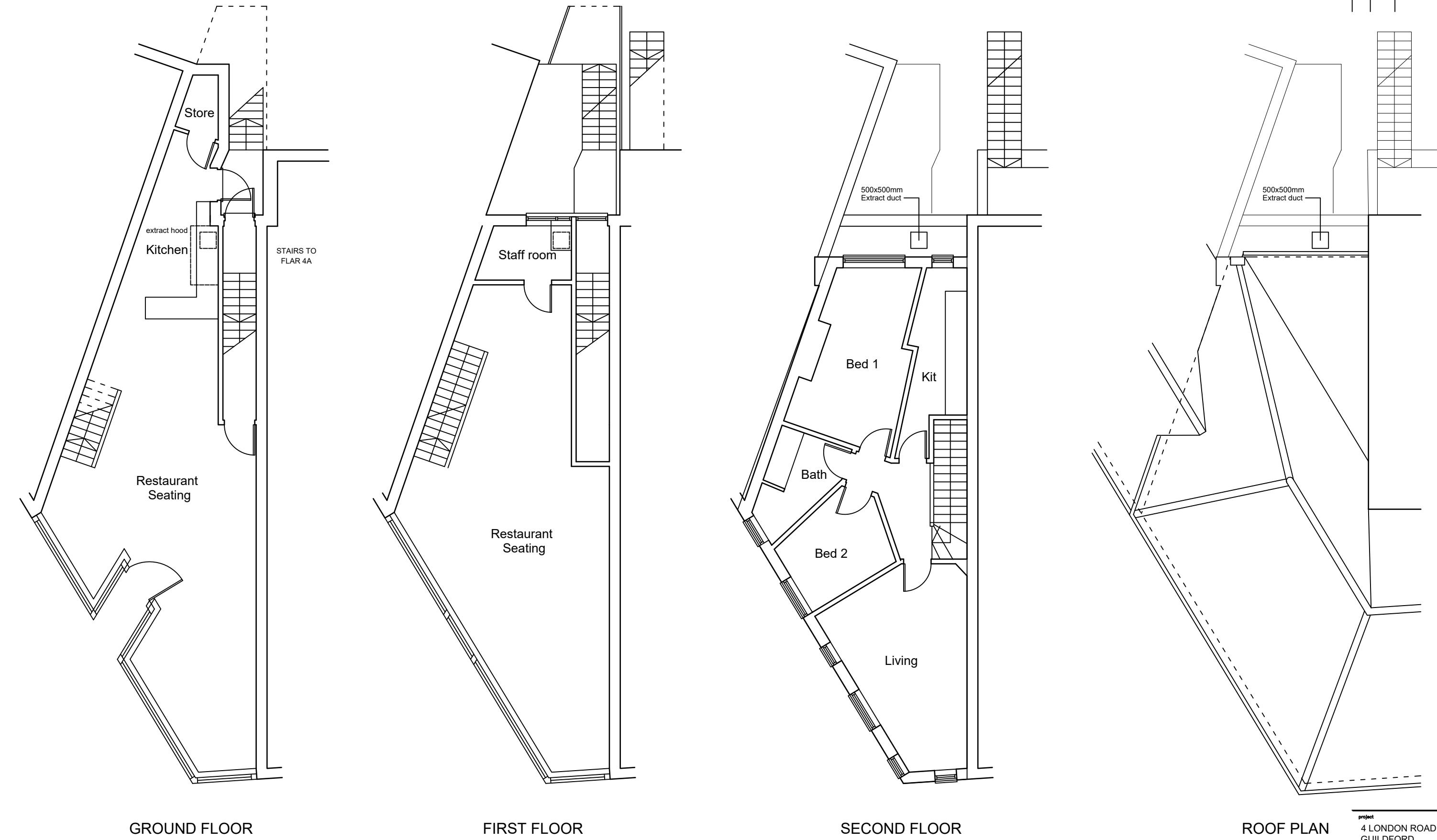
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These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated



Scale 1:100
 0 1m 5m



project
 4 LONDON ROAD
 GUILDFORD
 GU1 2AF

title
 PROPOSED PLANS

date July 24 scale 1:100 @ A3

drawing number 2420.04 rev

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