



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

£40,000 per annum + VAT

Rates & Charges

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

EPC

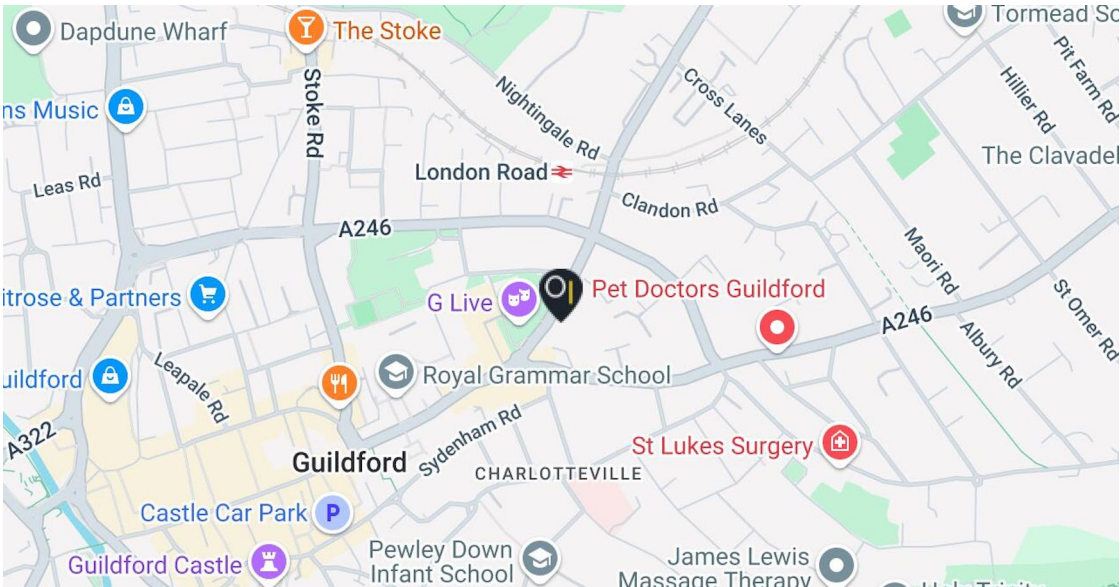
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Planning Permissions

The landlord has recently submitted a planning application for this unit to have extraction fitted for a takeaway.

Legal costs

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



Contact

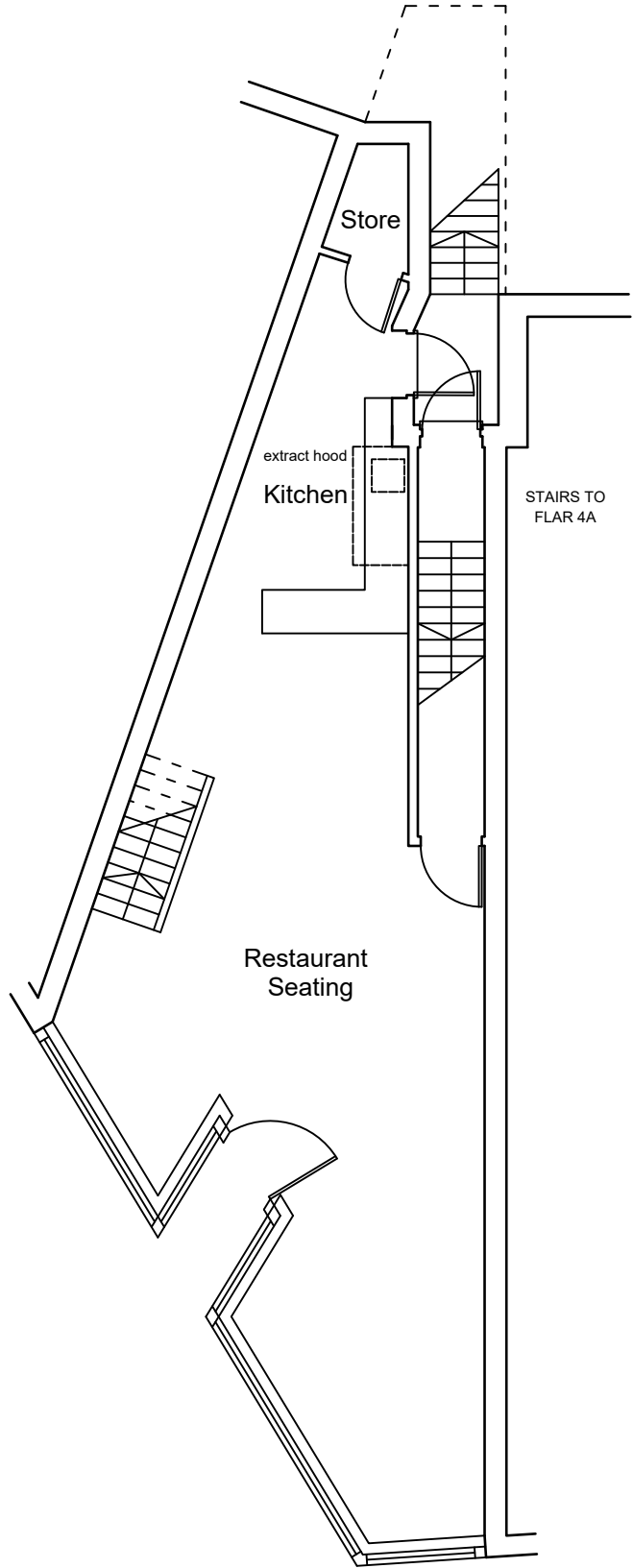
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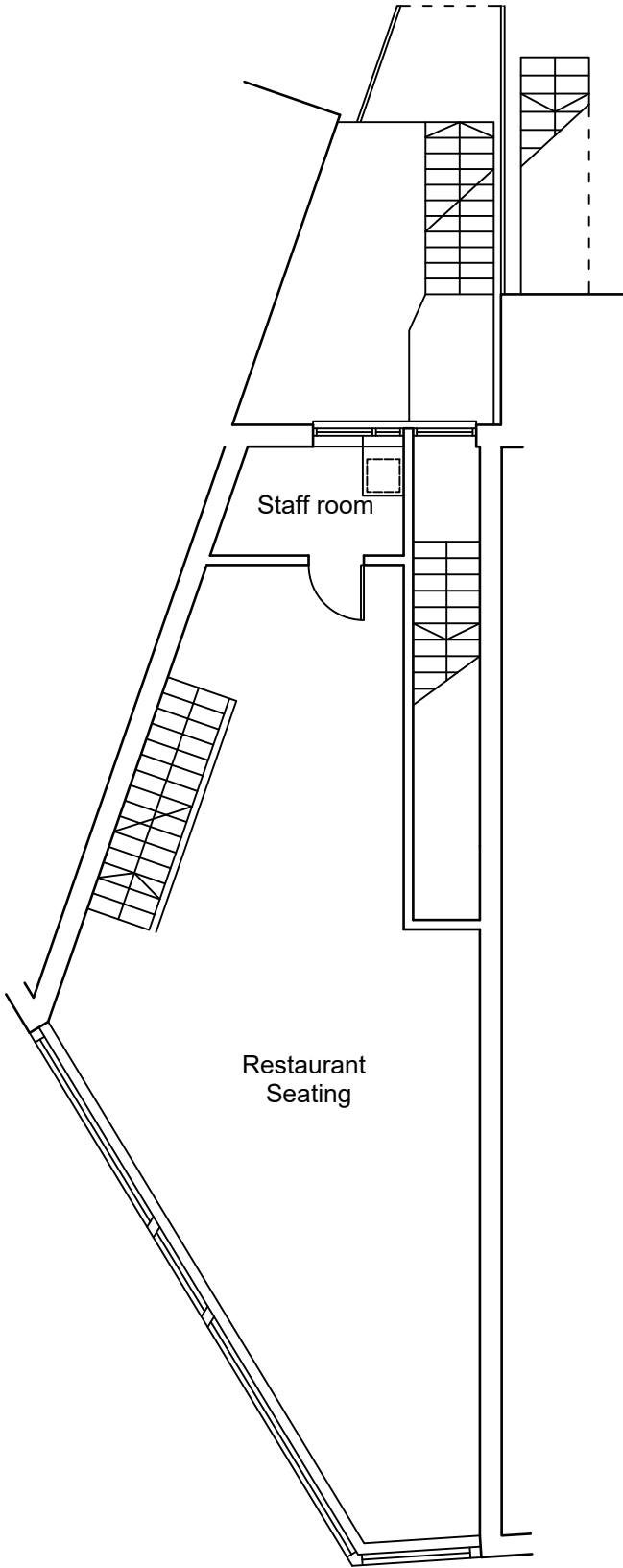
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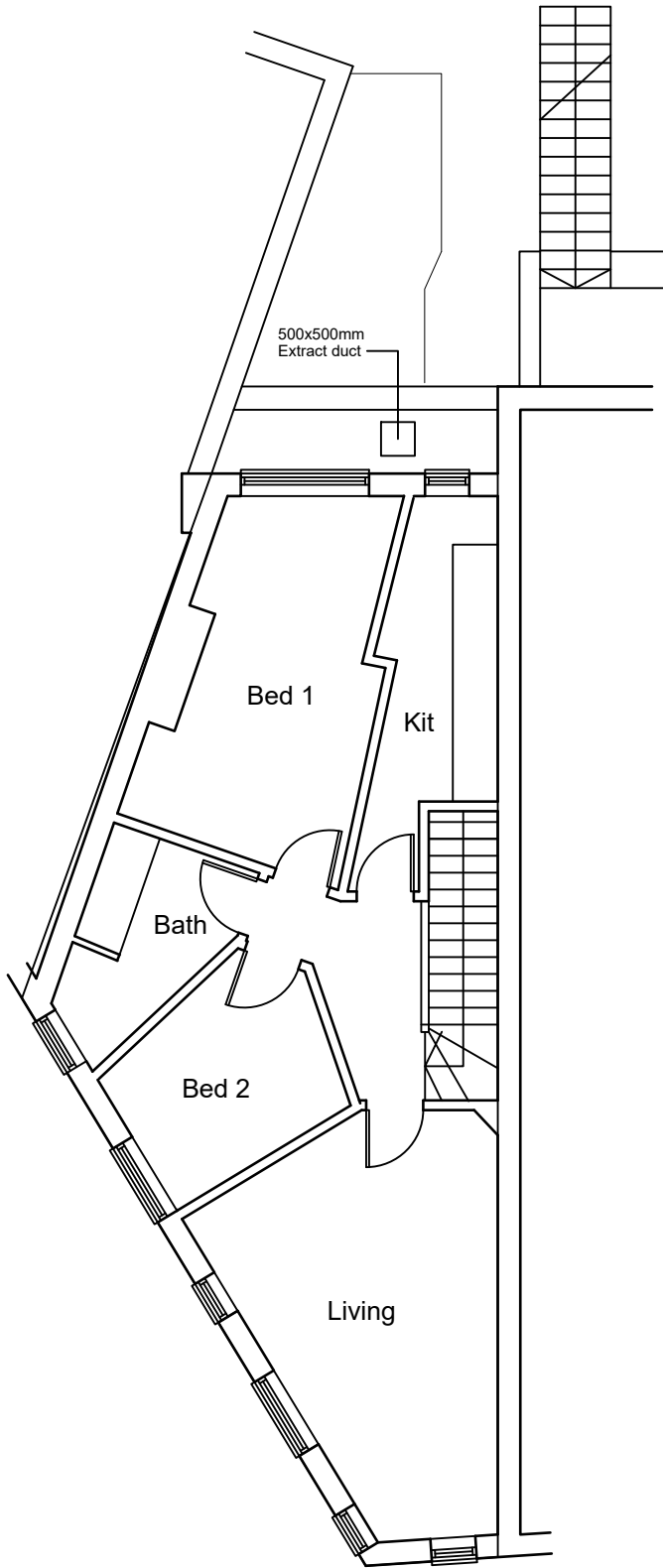
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No	Date	Revision.



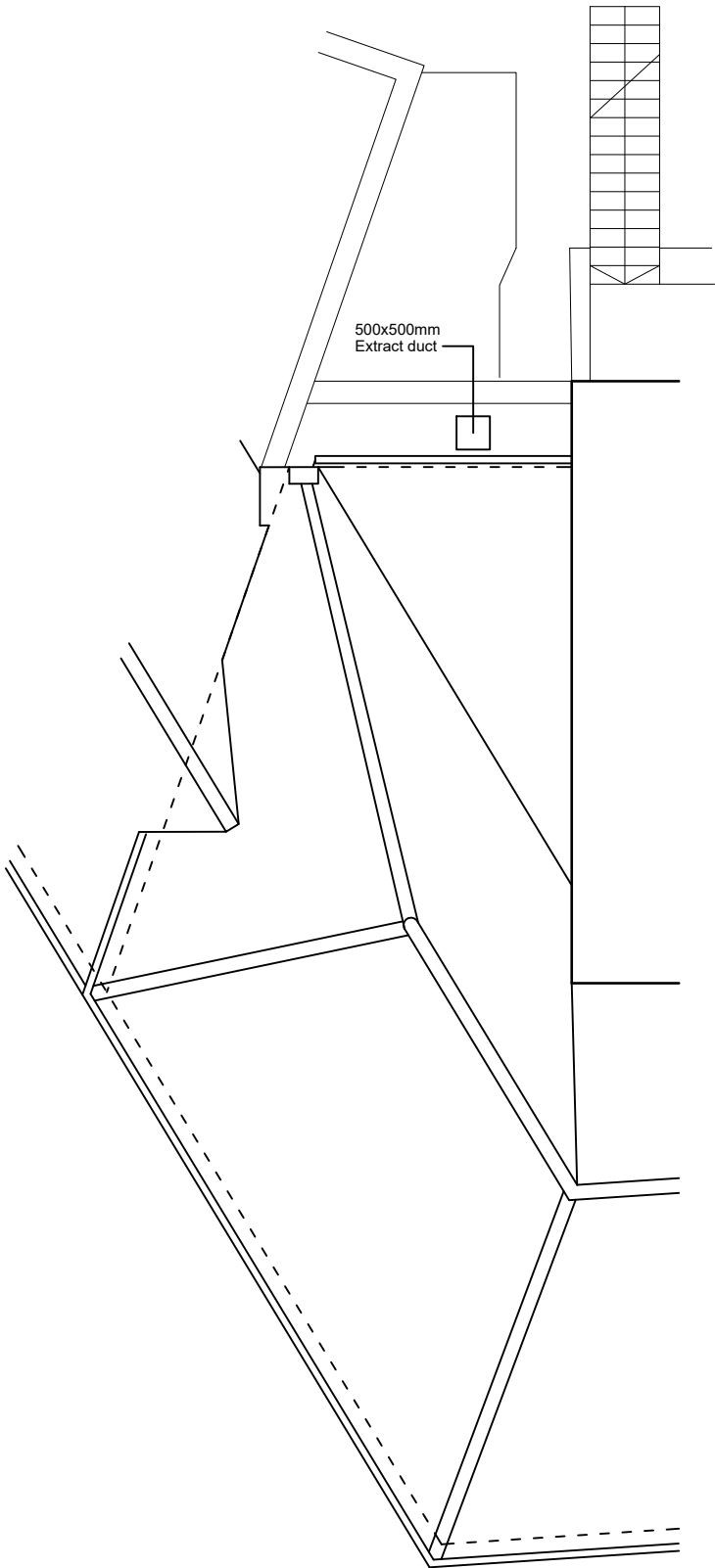
GROUND FLOOR



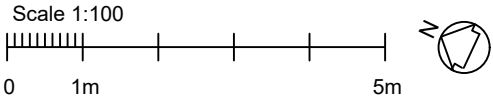
FIRST FLOOR



SECOND FLOOR



ROOF PLAN



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