



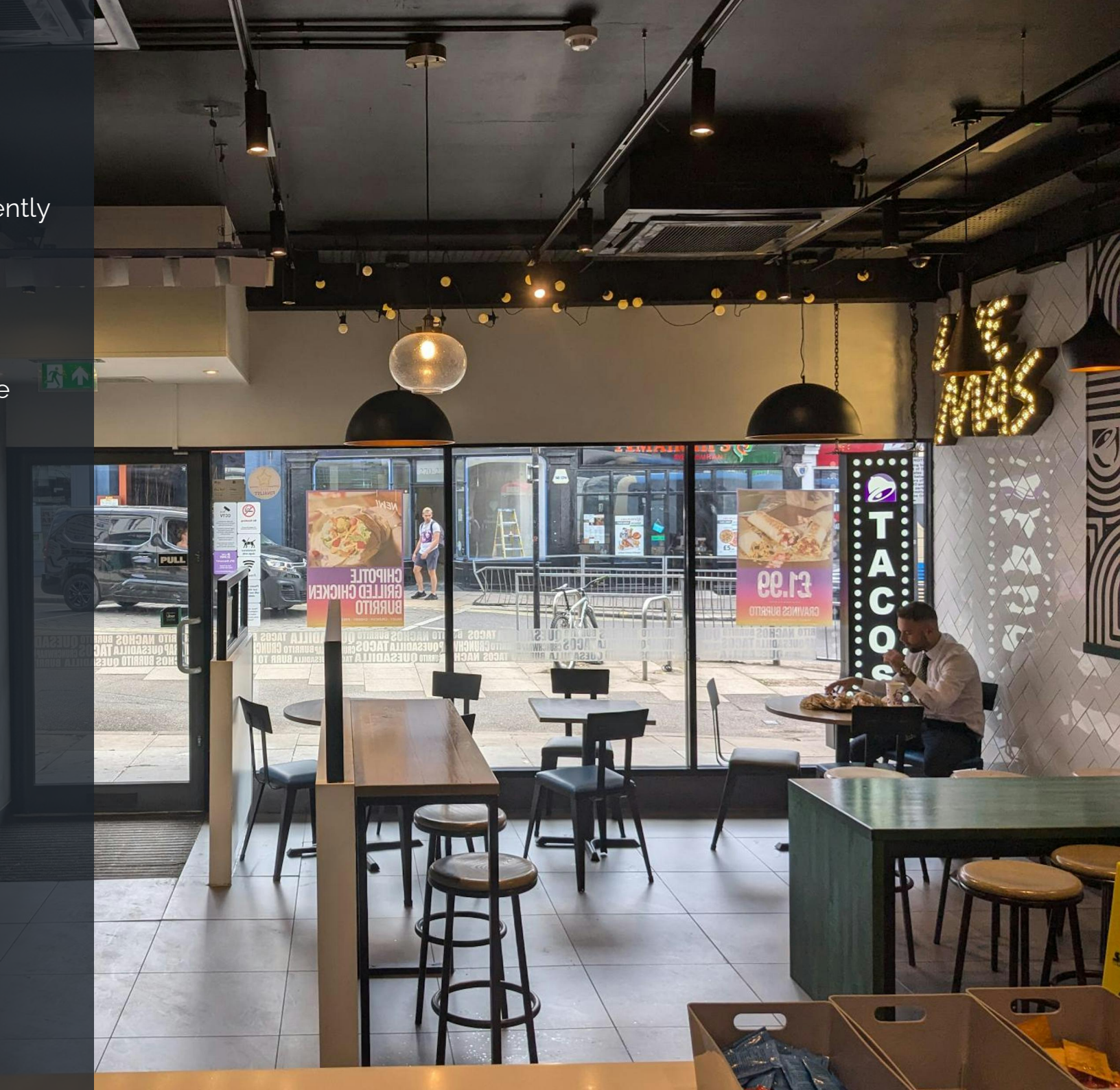
Owen
Isherwood
CHARTERED SURVEYORS

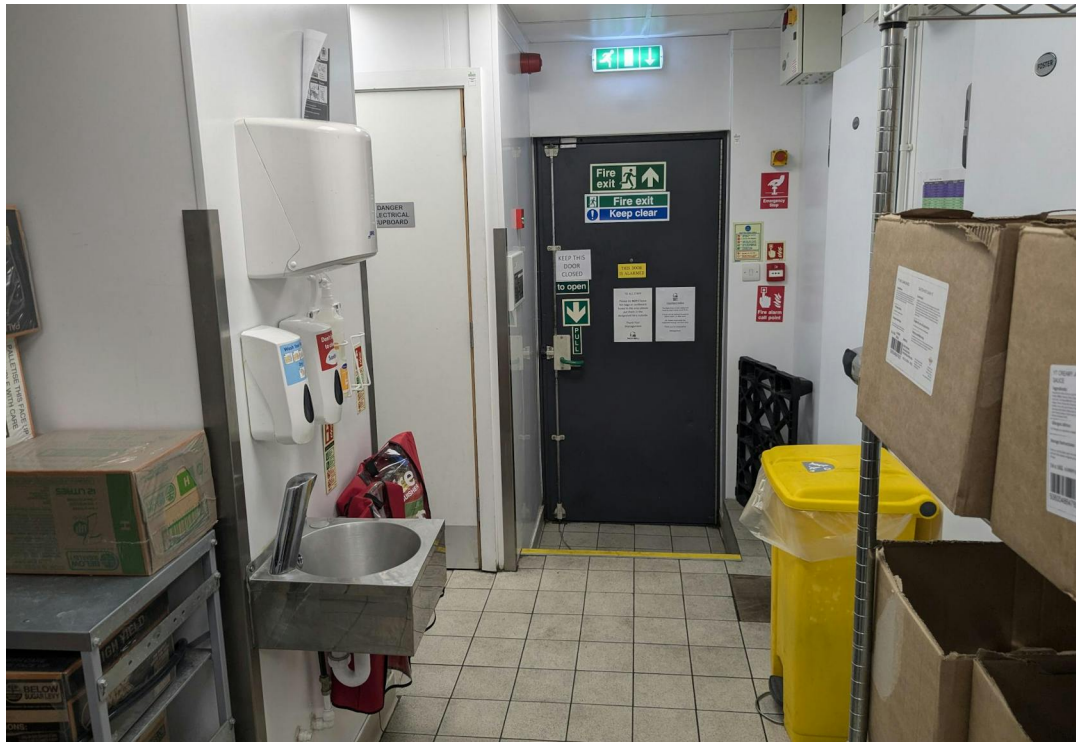
233 High Street, Guildford Surrey, GU1 3AJ

TO LET | 1,340 SQ FT

Large Ground Floor Retail Unit

- Single Unit
- Property has Extraction, currently trading as Taco Bell
- High Ceilings and Fully Configurable
- Multiple Car Parking Available





Location

Cavendish House is situated in a prominent position overlooking the upper High Street in Guildford Town Centre. This property is located amongst the shops and restaurants of Guildford's Town Centre.

The property also benefits from good transport connections, with Guildford mainline Station less than 15 minutes walk and London Road station 5 minutes walk from this property. Road connection to the A3 London to Portsmouth road are just over a mile away at the Ladymead intersection, and the A31 Hogs Back is accessible just under a mile away at Farnham Road.

Description

Cavendish House is a well maintained building comprising four retail units with office accommodation and residential parts above.

The available shop is laid out as a single fronted unit which extends the full depth of the building with rear access onto the private car park and the unit is conveniently divided. The property was formally used as a Taco Bell, it has high ceiling has been fully refurbished.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,340	124.49	Available
Total	1,340	124.49	

Rent

£48,000 per annum

Rates & Charges

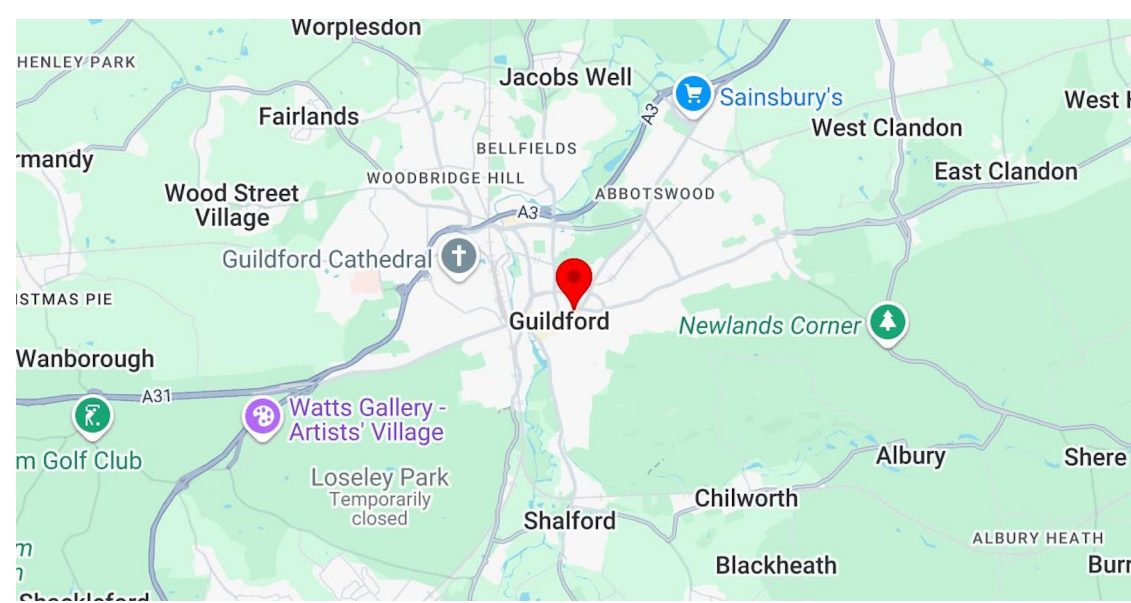
Service charge: N/A
Rates payable: £30,030 per annum

EPC

C (62)

Legal costs

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



Contact

Adam Fenney

T: 01483 300176
M: 07983204530
E: adam@owenisherwood.com

Kieran Morgan

T: 07904377405
M: 01483 300176
E: Kieran@owenisherwood.com

owenisherwood.com | 01483 300 176

1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU

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