





## Class E Property Unit

- LED Tube and Spotlighting
- Electric Heating
- Polished Screed Flooring
- Town Centre Location
- White Box Finish
- Single Phase Power



## Location

The property is in Guildford Town Centre along a pedestrianised alleyway which connects Guildford High Street and North Street. It is an established town centre retail location, like Friary Street, Swan Lane and Market Street. The subject unit has good access to both North Street & High Street end with nearby occupiers including Paradox Escape Rooms & Raviz.

## Description

13 Jeffries Passage is a single retail unit with a ground floor open retail space, stairs leading to the first floor open plan space containing WC facilities and access to the rear of the property.

## Accommodation

Name	sq ft	sq m	Availability
Ground	308.61	28.67	Available
1st	316.04	29.36	Available
<b>Total</b>	<b>624.65</b>	<b>58.03</b>	

## Rent

£20,000 per annum

## Rates & Charges

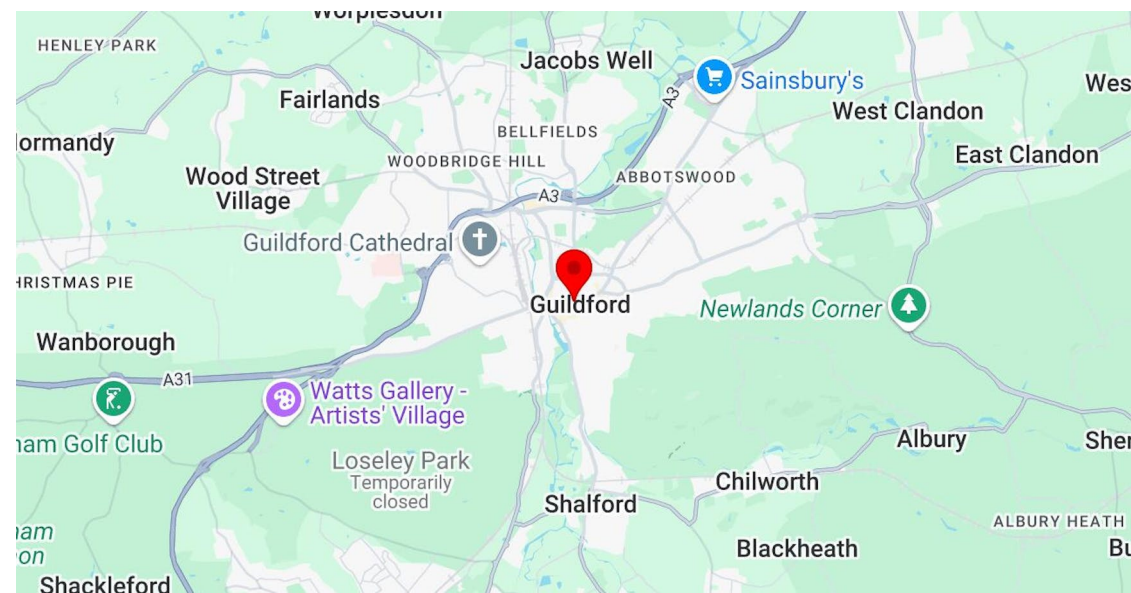
Rates payable: £8,358.25 per annum

## EPC

B (48)

## Legal costs

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



## Contact

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