



NEW LEASE

2ND FLOOR TOWN CENTRE OFFICES MEDICAL/LEISURE

850 sq ft

TO LET (New Lease)

Suitable for a multitude of Uses A1, A2, D1, D2 or Sui Generis



42 HIGH STREET • GUILDFORD • SURREY • GU1 3EL

LOCATION: The premises are situated in possibly one of the best locations in the heart of Guildford Town Centre, close to an array of multiple retailers and café/restaurants within close proximity of public car parks and within a 10 minute walk of Guildford main-line Railway station (Waterloo 30 minutes).

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DESCRIPTION: The iconic building occupies a prominent position at the bottom end of Guildford High Street, surrounded by multiple retailers and the cost effective flexible accommodation at 2nd Floor level provides an ideal opportunity for representation in the Town Centre with an excellent, central postcode address.

ACCOMMODATION: The property currently comprises the following accommodation. Please note that the sizes quoted are approximate:

Reception: 3.28m x 3.24m = 10.65sq m (115 sq ft)

Room 2: 4.16m x 3.85m = 16.01sq m (175 sq ft)

Room 3: 3.35m x 4.15m = 13.90 sq m (150 sq ft)

Room 4: 1.00m x 2.00m + 2.62m x 5.50 = 16.41sq m (180 sq ft)

Room 5: 4.23m x 4.52m + 1.42m x 1.65m = 21.45sq m (230 sq ft)

Kitchenette/Tea Station: Not measured

2 x WC/Cloaks: Ladies/Gentlemen Not Measured

Our client is prepared to carry out alterations to the premises to improve the space offering, subject to covenant strength, which in our view would enhance the opportunity in this respect, or, will agree to a rent free period as an incentive to bespoke the space. The premises benefit from air conditioning throughout and central heating by way of a conventional gas boiler.

The accommodation would suit a variety of uses such as a financial institution/accountancy/architectural practice, or, medical health/beautician/professional services accordingly.

TENURE: The premises are offered on new lease on flexible terms to be agreed.

VAT: The premises are elected for VAT.

LEGAL COSTS: Each party to bear their own professional and legal costs in any proposed transaction.

BUSINESS RATES: **Rateable Value: £7,200.00.**

Rates Payable: Business Rates 'Holiday' until April 2021, but, small business rate relief may be applicable subject to status.

VIEWING: The premises are available to view strictly by prior appointment through the **Sole Agents**.



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NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4336372.

Energy Performance Certificate

Non-Domestic Building



38-42 High Street
GUILDFORD
GU1 3EL

Certificate Reference Number:
0360-0534-9899-7722-5002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 86

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	98
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	76.87
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

72 If typical of the existing stock

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