

PROMINENT RETAIL PREMISES

TO LET NEW LEASE

1,101 sq ft (102 sq m) approx.



14 THE BROADWAY • WOODBRIDGE ROAD • GUILDFORD • SURREY • GU1 1DY

LOCATION:

The property is located with frontage to Woodbridge Road, in a prominent position on one of the main arterial routes into Guildford. Nearby retailers include HSS, Pizza Hut, CP Hart, Majestic Wine and Pets Corner.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com



- DESCRIPTION:** The premises comprise broadly open plan and efficient ground floor retail accommodation together with WC facilities located to the rear. Additionally, there are 2/3 car parking spaces immediately to the side of the premises.
- ACCOMMODATION:** (all areas are approx.)
Ground Floor Sales area: 1,101 sq ft (102 sq m)
2/3 off road car parking spaces
WC facilities
- AMENITIES:**
- Prominent retail unit
 - Return frontage
 - Large sales area
 - On-site Car Parking
- TERMS:** The premises are available by way of a new lease for a term to be agreed.
- RENT:** £29,500.00 per annum exclusive.
- VAT:** VAT is not applicable.
- BUSINESS RATES:** Rateable Value: £19,500.00
Rates payable: £9,575.00 per annum approx.
- LEGAL COSTS:** Each party to bear their own professional and legal costs.
- VIEWING:** Strictly by prior appointment through the **Sole Agents:**



Rod Walmsley Andrew Russell
rod@gascoignes.com andy@gascoignes.com

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NOTE:

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