

PROMINENT LOCK-UP SHOP PREMISES TO LET

740 sq ft (68.71 sq m) approx.



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

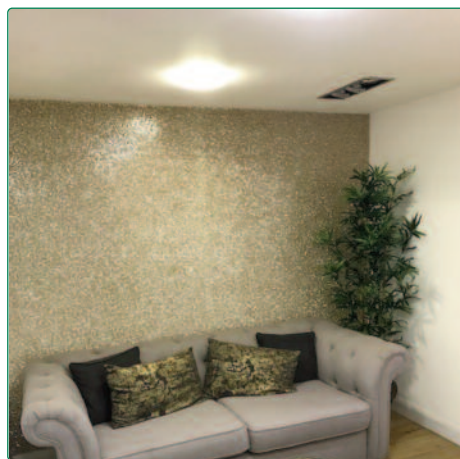
LOCATION:

The property is located with frontage to Woodbridge Road, in a prominent trading location on one of the main arterial routes into Guildford. Nearby retailers include Domino Pizza, Pizza Hut, Majestic Wine and Pet's Corner.

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

T: 01483 538131

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



DESCRIPTION:

The premises comprise a broadly an open plan ground floor retail shop fitted out currently as a Hairdressing Salon with a Beauty Therapist room to the rear, with W/C cloakrooms in both facilities.

NB: The letting could include the fixtures and fittings of the shop premises currently fitted out as a Hairdressing Salon/Beautician, with no premium.

ACCOMMODATION: *All areas are approximate:*

- Ground Floor Front Shop: 4.5m x 8.87m (less W/C Cloaks) = 39.91 sq m (430 sq ft).
- Ground Floor Back Shop: 4.5m x 6.40m = 28.8 sq m (310 sq ft).
- 2 x W/C Cloakrooms – one in each of the ground floor separate shop areas.
- Prominent Main Road location.
- E Class premises suitable for a multitude of trades.

EPC: **Energy Performance Certificate, Rating B.**

RENT: **£28,000.00 per annum exclusive.**

TERMS: The premises are available To Let on flexible lease terms.

VAT: The premises are **not** elected for VAT.

BUSINESS RATES: Rateable Value: £19,500.00.
Rates payable: £9,730.50 per annum; for the current 2024/2025 financial year.

LEGAL COSTS: Each party to bear their own professional and legal costs.

VIEWING: Strictly by prior appointment through the **Sole Letting Agents:**



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

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

T: 01483 538131

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

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 (EPC)

22 Woodbridge Road GUILDFORD GU1 1DY	Energy rating	Valid until:	10 October 2033
	B	Certificate number:	4187-6187-5056-1778-9650

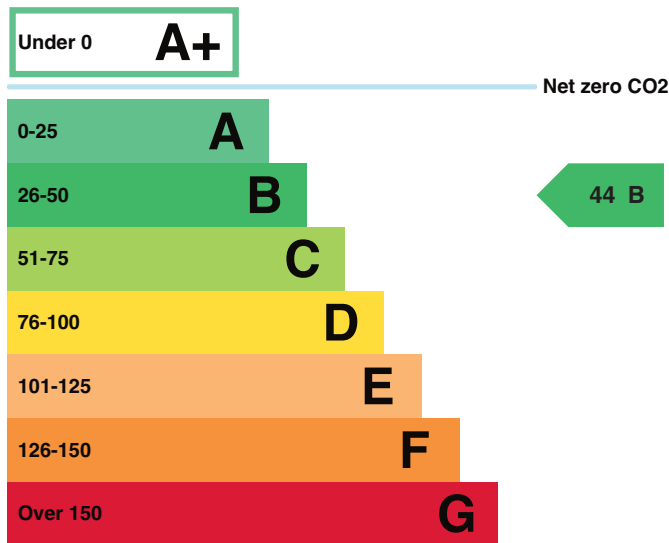
Property type	Retail/Financial and Professional Services
Total floor area	71 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.