

**LOCK-UP SHOP
WITH BASEMENT STORAGE
TO LET - NEW LEASE AVAILABLE**

900 sq ft (83.61 sq m) approx.



23 KINGS ROAD • SHALFORD • SURREY • GU4 8JU

LOCATION:

The property is located on a prominent main road location between the villages of Shalford and Wonersh, approximately 2 miles from Guildford Town Centre. Shalford railway station is approximately a 5 minute walk away, on-street parking is available and the property has an attractive vista over the local green and duck pond.

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

T: 01483 538131

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



- DESCRIPTION:** The premises is newly refurbished throughout to a high standard; and is fitted with energy saving LED lighting, electric heating and vinyl flooring throughout. The basement has been tanked and lined and is also fully decorated.
- ACCOMMODATION:** *(all areas are approx.)*
- GROUND FLOOR** 700 sq ft with WC to the rear of the shop and stairs to the basement.
- BASEMENT** 200 sq ft including kitchenette.
- LEASE:** **The property is to be Let on a New Lease for a term of 10 years.**
- RENT:** **£22,000 p.a. exclusive** (initial passing rental)
Note: There will be a rent review at the fifth anniversary.
- BUSINESS RATES:** TBA
- EPC:** Details upon application.
- VAT:** In accordance with the 1989 Finance Bill, VAT may be applicable to rents and prices.
- LEGAL COSTS:** Each party to bear their own Professional and Legal costs.
NB: All negotiations will be subject to satisfactory references and/or directors guarantees.
- VIEWING:** Strictly by prior appointment through the **Sole Agents**.



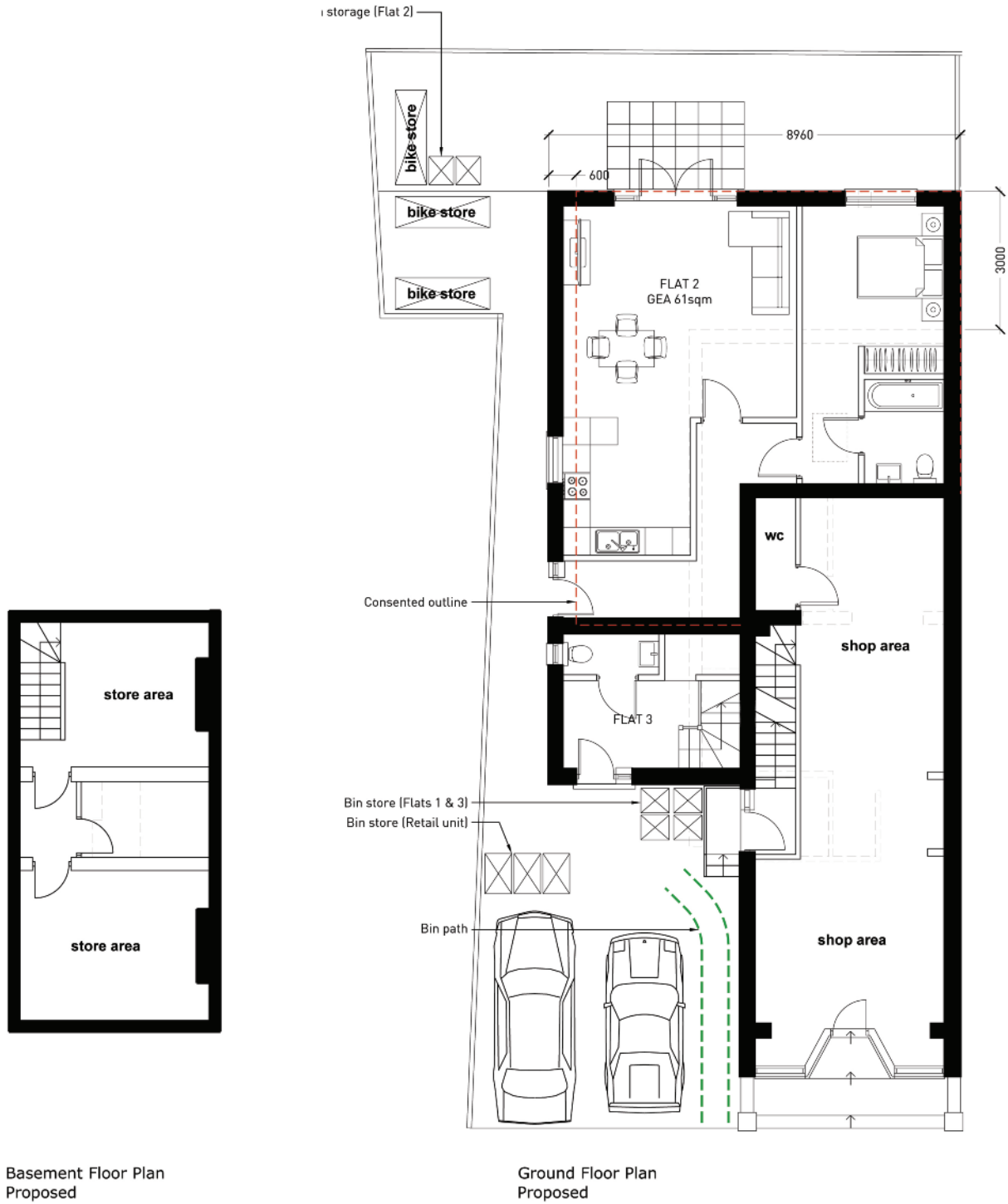
Rod Walmsley Andrew Russell
rod@gascoignes.com andy@gascoignes.com

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. 4356372.



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

T: 01483 538131

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