

## PROMINENT GROUND FLOOR LOCK-UP PREMISES

Suitable for a multitude of Uses  
A1, A2, A3, A4, D1, B1 or Sui Generis

**TO LET (NEW LEASE)**



**245 EPSOM ROAD • MERROW • GUILDFORD • SURREY • GU1 2RE**

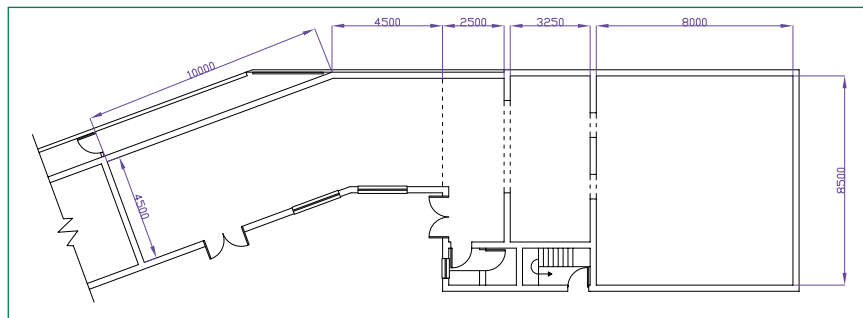
### LOCATION:

The premises are situated on the Eastern outskirts of Guildford, on the northern side of the A246 Epsom Road forming part of the busy Merrow neighbourhood shopping parade. Nearby retailers include M&S Simply Food, Boots Chemists and Martin's the Newsagents. The property is well located for the A3 London to Portsmouth Road which is approximately 1 mile distant, providing fast access to the M25 (junction 10) and the national motorway network. Both Heathrow and Gatwick airports are within a 30- minute drive. Guildford main line railway provides a regular service to London Waterloo in approximately 35 minutes whilst Guildford town centre provides exceptional shopping, recreational and leisure facilities, in addition to Ladymead Retail Park, which includes Curry's, Halfords, B&Q Sports Direct and Oak Furniture Land.

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

**T: 01483 538131 F: 01483 557549**

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**DESCRIPTION:** The ex-Lloyds Bank ground floor double fronted unit sits in a commanding position in the parade with short-term parking immediately outside, together with a Public Pay & Display Car Park within 50 metres of the building.

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

**(1) Retail:**

8.5m x 11.25m = 95.62 sq m (1,030 sq ft)

**(2) Office/Retail/Store:**

5.5m x 14.5m = 79.75m (850 sq ft)

**WC/Cloak:**

Not Measured

**Car Parking:**

2 x car parking spaces to the rear of the premises

Our client is prepared to carry out alterations to the premises to either improve the retail space offering as above, subject to terms and covenant strength, or indeed, split the space as per (1) and (2) above. However, the accommodation would also suit an office user, financial institution, or, professional practice etc., subject to planning and consent for change of use.

**TENURE:** The premises are offered to let on a new lease/leases with flexible terms to be agree with possession to take effect from May 2020

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

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

**BUSINESS RATES:** Rateable Value: **£23,500.00**  
Rates Payable: **£11,538.50** for the current 2019/20 financial year.

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



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**NOTE:**

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