

Voted Best Commercial Agency – Surrey Property Awards 2012

PROMINENT SHOP PREMISES

440 sq ft [40.87 sq m] approx. + Storage

LEASE FOR ASSIGNMENT or MAY LET
OWING TO RELOCATION



6 KINGPOST PARADE

BURPHAM • GUILDFORD • SURREY • GU1 1YP

LOCATION:

The premises are located in Kingpost Parade, a thriving secondary parade located on the outskirts of Guildford close to the large Residential catchments of Merrow and Burpham. Kingpost Parade and is located some 2 miles from Guildford town Centre whilst being ¼ mile distant from the A3 (London to Portsmouth Road). The parade provides a good mix of occupiers and Retailers that includes HSBC, Haart Estate Agents, McColl Newsagents, Cook and an assortment of privately run shops and Restaurants.

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

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

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- DESCRIPTION:** The premises comprise ground floor retail premises together with rear stores and WC facilities. The accommodation extends to some sq ft approx. Additionally there is plentiful free car parking directly outside the premises.
- ACCOMMODATION:** (All areas are approx)
- | | | |
|-------------------------|------------|--------------|
| Gross Frontage | 18' approx | (5.50 m) |
| Ground floor sales area | 440 sq ft | (40.87 sq m) |
| Rear store | 89 sq ft | (8.26 sq m) |
| WC facilities | | |
- TERMS:** The premises are available by way of an Assignment of the existing lease which expires in July 2024, alternatively a new lease might be available subject to terms.
- RENT:** The Current rental under the existing lease is **£22,000.00** per annum exclusive.
- VAT:** All prices referred to within these details do not include VAT, which may be chargeable.
- RATES:**
- | | | |
|----------------|------------------|------------------------------|
| Rateable Value | £10,500.00 | Description: Shop & Premises |
| Rates payable | £4,998.00 | per annum approx |
- VIEWING:** 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. 4356372.

Energy Performance Certificate

Non-Domestic Building



6, Kingpost Parade
London Road
GUILDFORD
GU1 1YP

Certificate Reference Number:
9833-3043-0645-0300-1321

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 72

This is how energy efficient the building is.

D 76-100

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 (m²): 48
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 109.59

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built

74 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.