

TO LET

PROMINENT SELF CONTAINED RETAIL UNIT

1,757 sq ft - 163.23 sq m [nia - approx.]



KEY ATTRIBUTES:

- Character retail unit
- Double fronted corner unit
- Opposite TGI Friday's & Turtle Bay
- Period internal features
- Located over ground and first floors

8 CHERTSEY STREET • GUILDFORD • GU1 4HD

LOCATION:

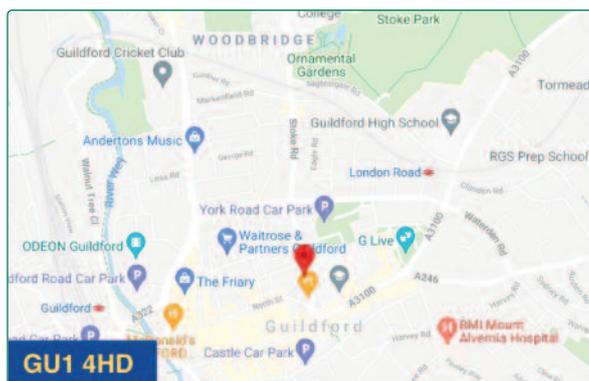
The premises occupy a prominent corner position in Guildford town centre which is highly visible from the High Street. Nearby retailers include Rymans, Hamptons Estate Agents, bathroom showroom, hairdressers and barbers, and various eating establishments and galleries. The unit is opposite TGI Friday's/Turtle Bay. There is no on site car parking, but roadside parking is available in designated areas, together with various multi-storey car parks close by.

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DESCRIPTION:

The property comprises a double fronted unit with accommodation over ground and first floors. There are WCs at ground floor level together with a small enclosed rear courtyard. Internally the building benefits from attractive period features including beams and a first floor gallery. The subject property is not listed, but does lie within a conservation area. Falling within Class E, the unit will be suitable for a variety of uses.

ACCOMMODATION:

Areas are approximate:

Ground - Retail	648 sq ft	60.20 sq m
1st floor - Office/ancillary	1,109 sq ft	103.03 sq m
Total	1,757 sq ft	163.23 sq m

EPC RATING:

Upon Enquiry.

RENT:

£36,000 per annum.

RATEABLE VALUE:

£28,000

RATES PAYABLE:

£36,000 per annum.

AVAILABILITY:

The property is available by way of a new full repairing and insuring lease, for a term to be agreed.

LEGAL COSTS:

Each party to be responsible for payment of their own legal costs.

VIEWING:

Strictly by prior appointment through the **Joint Agents:**



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