

RETAIL UNIT IN BUSY VILLAGE LOCATION

TO LET
On new lease

22, High Street, Bramley
GU5 0HB



Chapel House
1-3 Chapel Street
Guildford
Surrey GU1 3UH

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Description

- ✦ Lock up retail unit with rear storage.
- ✦ Wooden floor.
- ✦ WC and kitchen

Location

- ✦ Situated on the A281 Guildford to Horsham road, c.4 miles from Guildford.
- ✦ Located in the heart of Bramley opposite the Post Office, library and public car park.

Rates

Rateable value: £14,500
Rates payable: £6,003 (2010/2011)

Viewing

- ✦ Strictly by appointment with the sole agents
Owen Shipp Chartered Surveyors
01483 450115.

Accommodation

The accommodation is approximately as follows:

Net frontage	6.81 m	(22' 4")
Shop depth	8.48 m	(27' 9")
Retail area	54.07 sq m	582 sq ft
Rear subterranean store	18.5 sq m	200 sq ft
Kitchen and wc area		

Rent

£12,000 per annum exclusive

Lease

The premises is available on a new lease. Flexible terms.

Legal Costs

The ingoing tenant to bear the landlord's reasonable legal costs incurred in the granting of the lease.

