

**ECONOMIC SMALL SHOP
TO LET**



133B WORPLESDON ROAD, GUILDFORD, GU2 9XA

Popular neighbourhood parade

A1 use

64.86 sq m (698 sq ft)

Approximately 2 miles from central Guildford

Forecourt



Owen Shipp Commercial
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

www.owenshipp.co.uk

Location

The property occupies a corner position in a popular parade of shops within the Guildford suburb of Stoughton. It is located on the A322 Worpleston Road, c. 1 km from the A323 and 3 km from Guildford town centre. Being set back from the thoroughfare, the shop benefits from a wide pedestrian pavement and a forecourt area.

Description

A lean to shop unit next to Karltons Estate Agents with small forecourt area. The premises is of a basic construction with shared W.C.
A car parking space may be available by separate negotiation.

Accommodation

The net internal area is approximately as follows:

64.86 sq m 698 sq ft

Lease/Rent

The premises is available on a new Internal Repairing & Insuring lease for a term to be agreed at a rent of £6,000 pa exclusive.

Rates

Rateable value: £610
Rates payable: £259 (2011/2012)

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Energy Performance Certificate

Further details from agents.



Viewing

Strictly by appointment with the sole agents:



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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