

**KIOSK/RETAIL UNIT IN  
GUILDFORD TOWN CENTRE  
TO LET**



**01483 450115**

**[www.owenshipp.co.uk](http://www.owenshipp.co.uk)**



**2 SWAN LANE, GUILDFORD, GU1 4EQ**

A1 use retail unit in strong retailing position on Swan Lane

152 sq ft (14.12 sq m)

Located just off Guildford High Street

High pedestrian footfall



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

[www.owenshipp.co.uk](http://www.owenshipp.co.uk)

## 2 SWAN LANE, GUILDFORD GU1 4EQ

### Location

The premises are in an excellent town centre location in Swan Lane, close to the High Street end. Nearby traders include Ernest Jones, Links of London, Snappy Snaps, Lakeland, Boots, The White Company and Costa Coffee.

### Description

Small air conditioned retail unit with attractive timber-framed shop window.

### Accommodation

The net area is approximately as follows:

14.12 sq m      152 sq ft

A shared toilet is accessed from a separate entrance.

### Lease

The premises are held on a full repairing and insuring lease expiring in October 2020. A new full repairing and insuring sub-lease to be granted up to October 2013 or longer by negotiation.

### Rent

£26,000 per annum exclusive.

### Rates

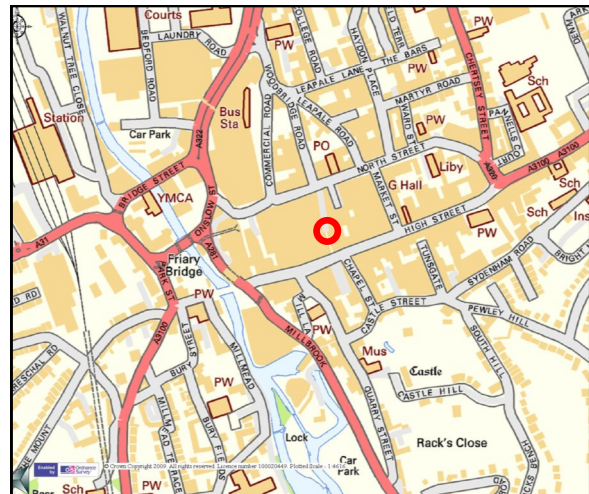
Rateable value: £22,500  
Rates payable: £9,742.50 (2011/12)

### Legal Costs

The incoming tenant to bear our client's legal costs incurred in the transaction.

### Energy Performance Certificate

Please refer to agent for details.



### 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.*

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

[www.owenshipp.co.uk](http://www.owenshipp.co.uk)