

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



**01483 450115**

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**3-4 SWAN LANE, GUILDFORD, GU1 4EQ**

A1 use retail unit in strong retailing position on Swan Lane

Located just off Guildford High Street

Double fronted unit

High pedestrian footfall

Lease until 2019



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

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### 3-4 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, Snappy Snaps, Lakeland, Boots, The White Company and Costa Coffee.

#### Description

A small double retail unit with suspended ceiling, halogen spotlights and recessed fluorescent lighting. There is a small understairs cupboard and shared use of second floor WC.

#### Accommodation

The net area is approximately as follows:

32.21 sq m      347 sq ft

#### Lease

The premises are held on a full repairing and insuring lease expiring in March 2019. The lease is available by way of assignment.

#### Rent

£38,000 per annum exclusive subject to rent review in March 2014.

#### Rates

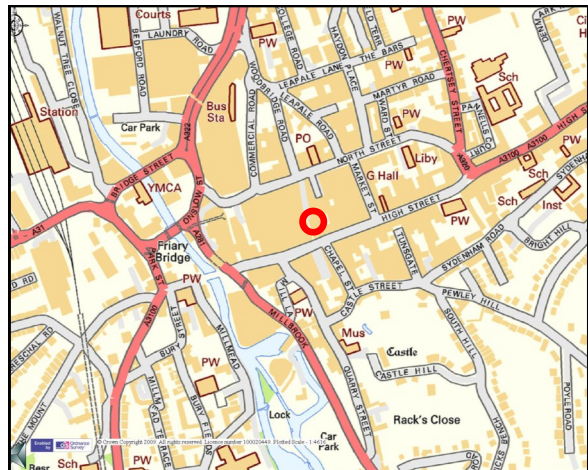
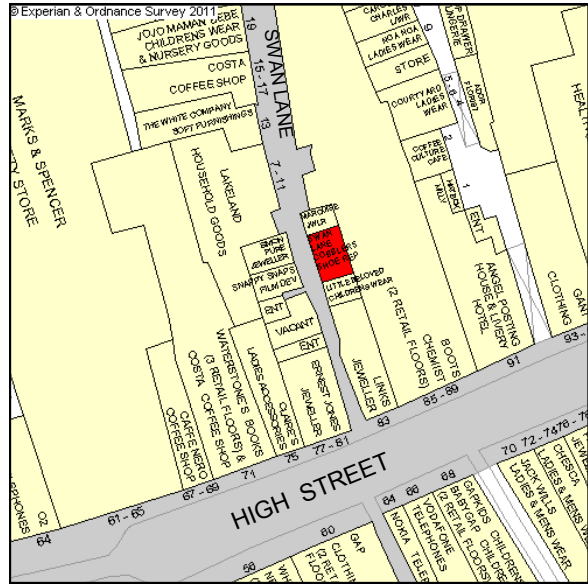
Rateable value: £45,500  
Rates payable: £19,701.50 (2011/12)

#### 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.*

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