

RETAIL UNIT
GUILDFORD TOWN CENTRE
TO LET



01483 450115

www.owenshipp.co.uk



4 TUNSGATE, GUILDFORD, GU1 3QT

636 sq ft (59.07 sq m)

Prominent corner position

Close to Heals and Sony Centre

100 metres from the Castle car park

Well proportioned shop with storage and kitchen



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

www.owenshipp.co.uk

4 TUNSGATE, GUILDFORD, GU1 3QT

Location

The premises are located on the corner of Tunsgate, a popular shopping street off Guildford High Street, at the junction with Sydenham Road. Nearby retailers include Heals, County Kitchens, Sony Centre Panasonic and Bang & Olufsen. Parking is very close by at Tunsgate square, Castle Street.

Description

The premises comprise good retail space in a corner position. The retail area is well proportioned with ceramic tiled floor, spotlights and security shutters. To the rear is space currently used as changing rooms and store/staffroom with kitchen and WC.

Accommodation

The accommodation is approximately as follows:

Retail area	37.24 sq m	401 sq ft
Changing rooms	9.37 sq m	101 sq ft
Store/Kitchen	12.46 sq m	134 sq ft
Total	59.07 sq m	636 sq ft

Rent

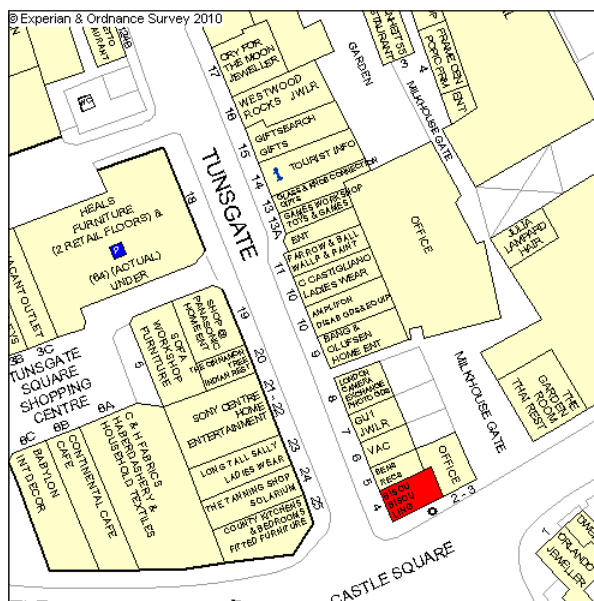
£28,500 per annum exclusive.

Lease

Available by assignment of the existing 10 year lease expiring September 2017 with a rent review in September 2012. Alternatively a new sub-lease outside the Landlord & Tenant act may be granted for a term expiring December 2012.

Rates

Rateable value: £25,250
Rates payable: £10,453.50 (2010/2011)



Legal Costs

The ingoing 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 Chartered Surveyors

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

www.owenshipp.co.uk