

**ART DECO STYLE
SHOWROOM PREMISES
TO LET**

**Owen Shipp**
CHARTERED SURVEYORS

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60 EPSOM ROAD, GUILDFORD, GU1 3PB

Luxury showroom premises

2,300 sq ft (213 sq m) approx.

Rebuilt in 2008 to high specification

Prominent location

Shortlisted for The Guildford Design Award 2009



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

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Location

The property is in a prominent location on Epsom Road (A246/A25) which is a main arterial road into Guildford. The premises are within walking distance of Guildford shopping centre and less than 1/2 km from London Road train station. The A3, which gives access to London, the M25 and the south coast, is about 2 km away.

Description

The property was originally built in 1933 and completely refurbished in 2008, retaining the distinctive Art Deco façade. The showroom has excellent natural light and good artificial lighting. There is gas fired central heating and both fire and intruder alarms. Outside there is limited forecourt parking for 2-3 vehicles.

Accommodation

The accommodation is approximately as follows:

Showroom 2,300 sq ft 213 sq m
(approx)

Kitchen, Office, Storeroom and WC

Rent

£35,000 per annum exclusive.
VAT is chargeable.

Lease

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Rates

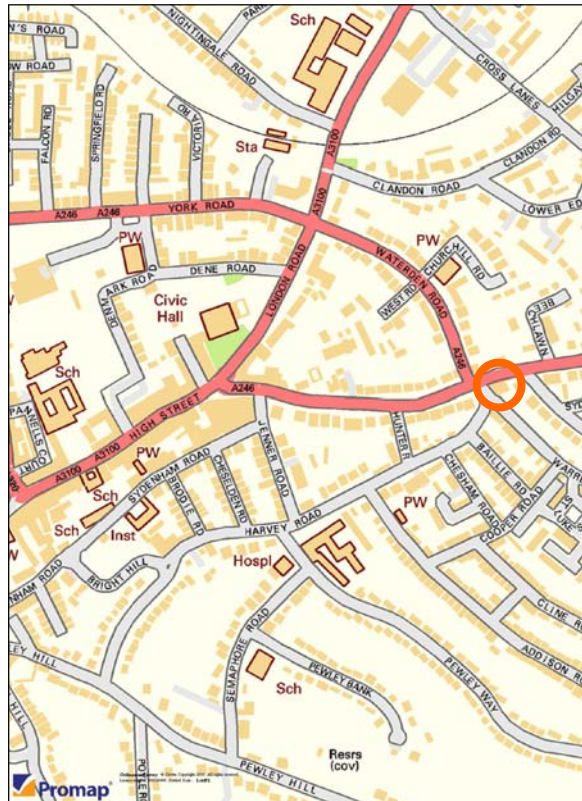
Rateable value: £16,500
Rates payable: £6,831 (2010/2011)

Legal Costs

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

Energy Performance Certificate

Please refer to agent for details.



Viewing

Strictly by appointment with the joint 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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