

**RETAIL UNIT IN
GUILDFORD HIGH STREET
TO LET**



45 HIGH STREET, GUILDFORD, GU1 3DY

Excellent High Street location

88.26 sq m (950 sq ft)

Air-conditioned retail space

Recently refurbished

Additional space available



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

www.owenshipp.co.uk

Location

The premises are in a busy location in the heart of Guildford town centre. Nearby retailers include Marks and Spencer, Next, Vision Express, Thomson and Starbucks.

Description

The premises are on the ground floor of a 4 storey building and have been refurbished with low energy lighting and air-conditioning. The premises are to be divided from the upper parts and a new WC will need to be installed on the ground floor.

Accommodation

The accommodation is approximately as follows:

Net frontage	4.32 m	14 ft 2 in
Shop depth	22.33 m	73 ft 3 in
Retail area	88.26 sq m	950 sq ft

Additional space on the upper floors may also be available.

Lease

The premises are available on a new underlease for a term to be agreed.

Rent

£70,000 per annum exclusive + VAT.

Rates

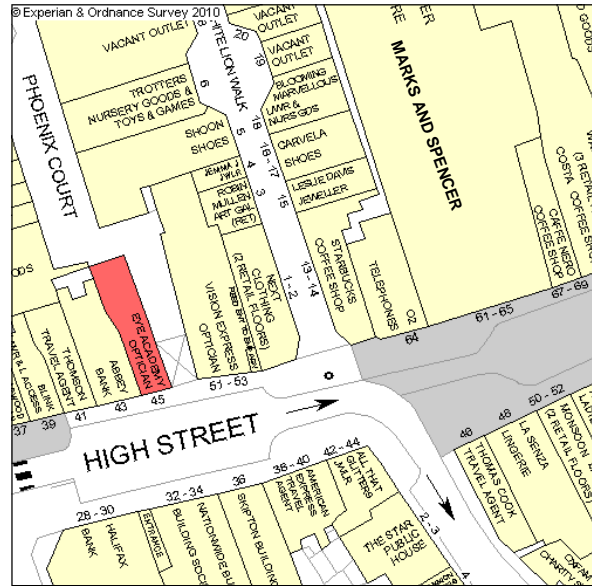
Rateable value: £47,250
Rates payable: £19,561.50 (2010/2011)

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 joint sole agents:



or
Aaron Bell
Jones Lang LaSalle
020 7318 7862

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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