

**D1 PREMISES IN
GUILDFORD TOWN CENTRE
TO LET**



**THE RIVERSIDE CENTRE, FRIARY STREET,
GUILDFORD, SURREY, GU1 4EH**

1,456 sq ft (135.3 sq m)

Existing D1 use

Suitable for medical use, children's nursery, educational or
community use

Close to Town Centre and Mainline Station

Overlooking the River Wey



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

www.owenshipp.co.uk

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Location

The Riverside Centre is situated in Guildford town centre behind the Friary Street shopping area and overlooking the River Wey Navigation. The mainline station is a short walk away.

Description

The property comprises a single storey building of contemporary design. The main area is open plan with good natural light and overlooks the river. There are ancillary offices, toilets and a kitchen area with worktop/serving bar.

Accommodation

The accommodation is approximately as follows:

Ground floor 1,456 sq ft 135.3 sq m

Rent

£25,000 per annum.

Lease

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

Rates

Rateable value: £3,850
Rates payable: £1,667.05 (2011/2012)

Legal Costs

Each party to bear their own 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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