

**PROMINENT
DOUBLE FRONTED SHOP
GUILDFORD TOWN CENTRE
TO LET**



89D, WOODBRIDGE ROAD, GUILDFORD, GU1 4QD

803 sq ft (74.6 sq m)

Prominent Secondary Retailing Location

Close to Public Parking, Bus Station and High Street

Good Ceiling Height (3.7 metres)



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

www.owenshipp.co.uk

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Location

The premises are located in a parade of shops forming a good secondary trading location opposite Guildford bus station. Nearby retailers include The Lighting centre and Collectors Record Centre.

Description

A double-fronted ground floor lock up shop unit. The majority of the space has an excellent ceiling height of 3.7 m. There is also a rear entrance from the upper ground floor level.

Accommodation

The accommodation is approximately as follows:

Internal width	9.52 m	31' 3"
Shop depth	9.75 m	32' 0"
Retail sales area	73.66 sq m	793 sq ft
Storage area	0.93 sq m	10 sq ft
WCs x 2		

Rent

£32,500 per annum exclusive.

Lease

The premises are to be let on the equivalent of a full repairing and insuring lease for a term to be agreed.

Rates

Rateable value: £28,000
Rates payable: £9,666.50 (2010/2011)

Legal Costs

The ingoing tenant to bear our client's legal costs incurred in the transaction.

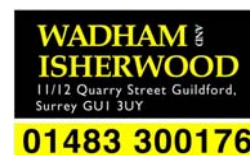
Energy Performance Certificate

Please refer to agent for details.



Viewing

Strictly by appointment with the joint sole agents:



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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