



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

RETAIL UNIT
2,348 Sq. ft (218.1 Sq m)

165 HIGH STREET, GUILDFORD, SURREY GU1 3AJ

LOCATION

The shop occupies a prime trading location in busy pedestrianised High Street close to the junction with North Street. The shop is opposite Barbour Clothing and close to Brora Clothing, Mint Velvet, Anthropologie Ladieswear, Loake Shoes & Sainsburys

DESCRIPTION

The property is adjacent to a landmark Jacobean building known as Abbots Hospital and comprises a basement, ground, upper ground, first and second floors shop premises with potential trading on three floors with ancillary/storage accommodation in the basement & second floor level.

ACCOMMODATION

Internal Width	11'3" widening to 15'3"	3.43m widening to 4.65m
Display Frontage to Jeffries Passage	45'9"	13.95m
Shop Depth	89'	27.13m
Lower GF Sales Area	440 sq. ft	40.88 sq m
Upper GF Sales Area	700 sq. ft	65 sq m
Basement Storage/Kitchen	560 sq. ft	52.02 sq m
FF Sales/Storage	331 sq. ft	30.75 sq m
2 nd Floor Storage	317 sq. ft	29.45 sq m

LEASE

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

RENT

Rental offers are invited of the order of £62,500 per annum exclusive of Rates & VAT (if applicable).

RATES

Rateable Value: £64,500.00
Rates Payable: £33,024.00

LEGAL COSTS

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



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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