



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

GROUND FLOOR RETAIL UNIT
1,321 Sq. ft (122.7 Sq m)

189 HIGH STREET, GUILDFORD, SURREY GU1 3AW

LOCATION

The shop is in a prime trading area, adjacent to Tom Howley Kitchens, Weir Rhodes Menswear and Gascoigne-Pees, whilst being in the same parade as Headmasters and Rymans. Other retailers close by include Champneys, Crewe Clothing and Steamer Trading.

ACCOMMODATION

Internal Width	15'0"	4.57m
Widening to:	20'6" after 38'8" of depth)	6.25m 11.78m
Shop Depth	57'2"	17.42m
Ground Floor	902 sq. ft	83.79 sq m
Basement/Garage/Store	204 sq. ft	18.95 sq m
Kitchen	31 sq. ft	2.88 sq m
Storage	184 sq. ft	17.09 sq m

TERMS

The premises are available based on a new lease for a term of ten years on a full repairing and insuring basis, subject to an upward only rent review at the fifth year of the term.

EPC

G - 168

RENT

£49,500 per annum exclusive of rates, service and VAT (if applicable).

RATES

Rateable Value: £54,000

Rates Payable: £27,648

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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