



Owen  
Isherwood  
CHARTERED SURVEYORS

TO LET

CENTRAL GUILDFORD RETAIL UNIT  
915 sq. ft (85 sq m)

9-10 ANGEL GATE, GUILDFORD, SURREY GU1 4AE

## KEY POINTS

- Central Guildford Location
- Recently Refurbished
- Available as 2 Single Shops or as a Double Fronted Single Shop

## LOCATION

Angel Gate is an attractive cobblestoned pedestrianised shopping location linking the busy High Street with North Street. Presented in refurbished condition, these two shops in Angel Gate have surrounding retailers that include Coffee Culture, Secret Garden, Courtyard Fashions, Hubble Kitchens & Bills Restaurant.

## ACCOMMODATION

This property is available as one shop or could be divided and let as two shops on an individual basis



9 Angel Gate		
Internal Width	15'7"	4.76m
Shop Depth	33'33"	10.18m
Ground Floor Area	450 sq. ft	41.8 sq m
10 Angel Gate		
Internal Width	17'	5.18m
Shop Depth	33'6"	10.21m
Ground Floor Area	465 sq. ft	43.2 sq m

## TERMS

A new 10-year lease is available on an effective full repairing and insuring basis with a review at the 5<sup>th</sup> year.

## RENT

9 Angel Gate- £25,000 per annum  
10 Angel Gate- £27,500 per annum

## RATES

Rates Payable: £29,696 per annum

## 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.

**T: 01483 300 176**

**www.owenisherwood.com**

**1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU**

## CONTACT

**Mark Isherwood**

**T: 01483 300 176**

**M: 07990 585 666**

**E: mark@owenisherwood.com**