



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

RETAIL UNIT IN BUSY VILLAGE LOCATION
782 sq. ft (72 sq m)

22 HIGH STREET, BRAMLEY, SURREY GU5 0HB

LOCATION

This property is in the centre of Bramley, within the borough of Waverley. It is situated in a parade of three shops opposite Bramley Library car park.

The shop fronts onto Bramley High Street (A281) which provides access into Guildford (4 miles north) and south towards Cranleigh and Horsham.

DESCRIPTION

This retail premises is an attractive double fronted unit with ample window display space. It has 580 sq. ft of retail space with wooden flooring, built-in storage and halogen spot lighting. The rear ancillary space comprises a kitchenette, WC and a large storage space.

This property is suitable for a wide range of uses under 'E' class.

ACCOMMODATION

The accommodation is approximately as follows:

| | | |
|---------------------------|------------|------------|
| Net frontage | 6.81 m | 22'4" |
| Shop Depth | 8.48 m | 27'9" |
| Retail Area | 54.07 sq m | 582 sq. ft |
| Rear Store/Kitchenette/WC | 18.50 sq m | 200 sq. ft |

RENT

£16,500 per annum plus VAT

EPC

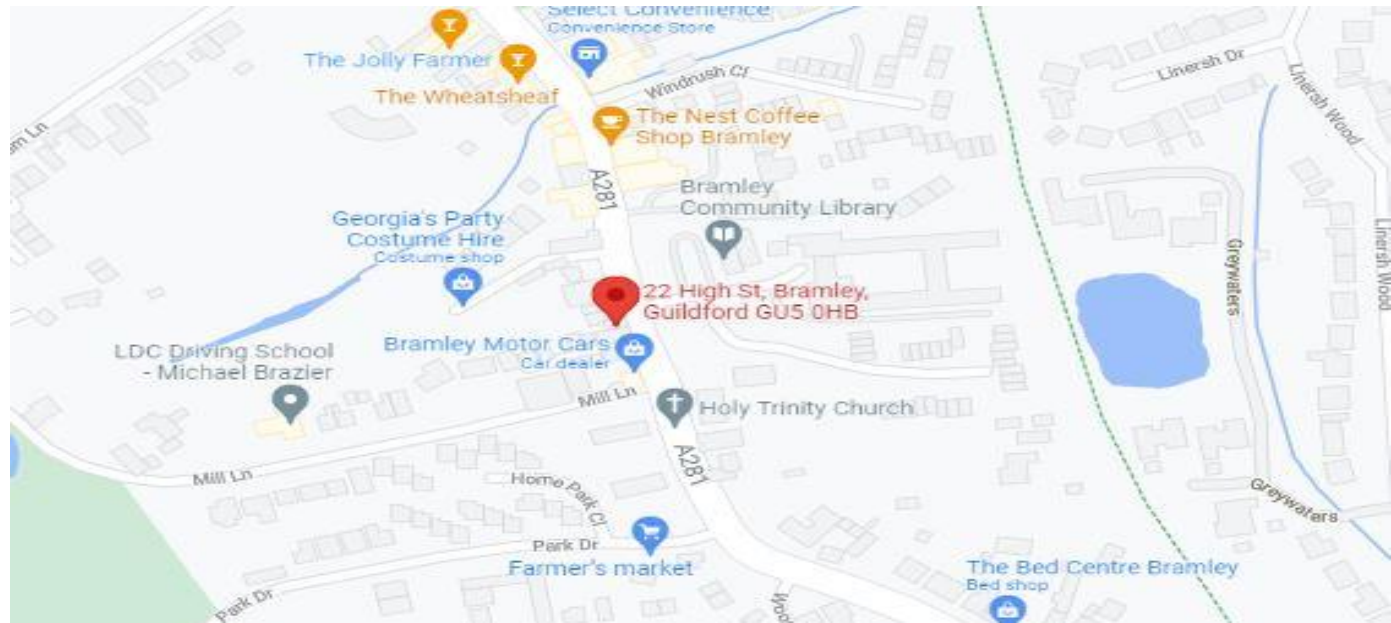
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RATES

Rateable Value: £14,750
Rates Payable: £7,360.25

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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