



LOTTIE ♥ LOVES



SALVATORE'S BARBERS

SECOM

Lingerie BISOU • B

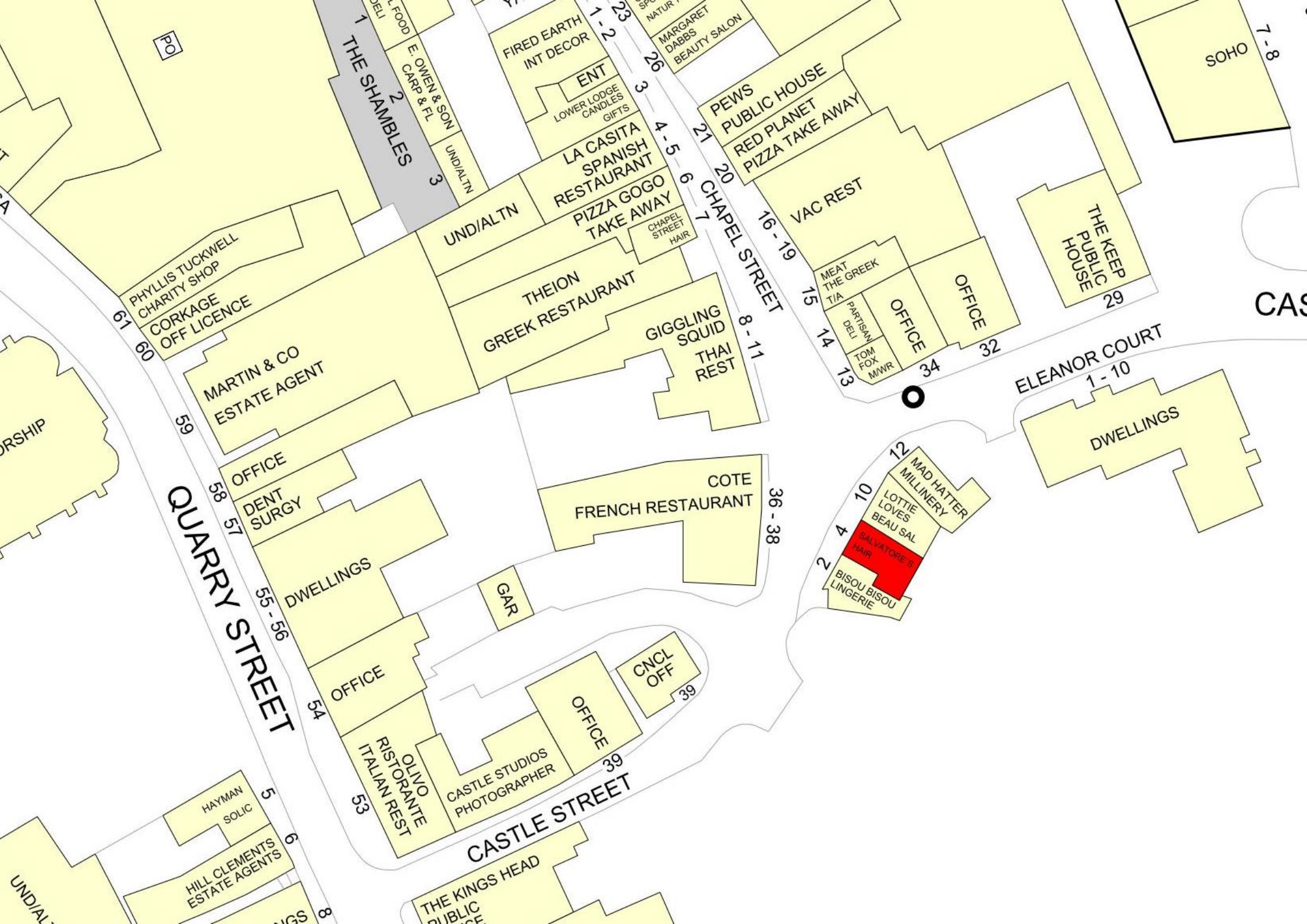
Owen  
Isherwood  
CHARTERED SURVEYORS

**FOR SALE**

CHARACTER RETAIL UNIT IN TOWN CENTRE LOCATION  
320.04 sq. ft ( 29.73 sq. m.)

4 CASTLE STREET, GUILDFORD, SURREY GU1 3UW





QUARRY STREET

CHAPEL STREET

CASTLE STREET

THE SHAMBLES

SOHO

CAS

PO

PHYLLIS TUCKWELL  
CHARITY SHOP

CORKAGE  
OFF LICENCE

MARTIN & CO  
ESTATE AGENT

OFFICE

DENT  
SURGY

DWELLINGS

OFFICE

OLIVO  
RISTORANTE  
ITALIAN REST

CASTLE STUDIOS  
PHOTOGRAPHER

OFFICE

CNCL  
OFF

THEION  
GREEK RESTAURANT

GIGGLING  
SQUID  
THAI  
REST

COTE  
FRENCH RESTAURANT

FIRE EARTH  
INT DECOR

ENT  
LOWER LODGE  
CANDLES  
GIFTS

LA CASITA  
SPANISH  
RESTAURANT

PIZZA GOGO  
TAKE AWAY

CHAPEL  
STREET  
HAIR

PEWS  
PUBLIC HOUSE

RED PLANET  
PIZZA TAKE AWAY

VAC REST

MEAT  
THE GREEK  
T/A

PARTISAN  
DELI

TOM  
FOX  
MWR

OFFICE

OFFICE

THE KEEP  
PUBLIC  
HOUSE

ELEANOR COURT  
1 - 10

DWELLINGS

MAD HATTER  
MILLINERY

LOTTIE  
LOVES  
BEAU SAL

SALVATORE'S  
HAIR

BISOU BISOU  
LINGERIE

THE KINGS HEAD  
PUBLIC  
HOUSE

HAYMAN  
SOLIC

HILL CLEMENTS  
ESTATE AGENTS

INGS



## LOCATION

The premises are situated in the centre of Guildford Town close to the High Street and Castle Grounds. Nearby traders include Cote Bistro, The Ivy, The March Hare, Giggling Squid and a variety of smaller independent retailers and restaurant premises. Guildford Station is approximately 0.5 miles away.

## DESCRIPTION

The premises are formed of a well-presented ground floor lock-up retail unit which is currently owner occupied and trading as Salvatore's Barbers. The property is Grade II.

## ACCOMMODATION

The internal area is approximately as follows:

4 Castle Street	320.04 sq. ft.	29.73 sq. m.
-----------------	----------------	--------------

## TENURE

999 year long lease (Virtual Freehold Interest)

## EPC

N/A – Grade II Listed

## PRICE

Offers in the region of £350,000

## RATES

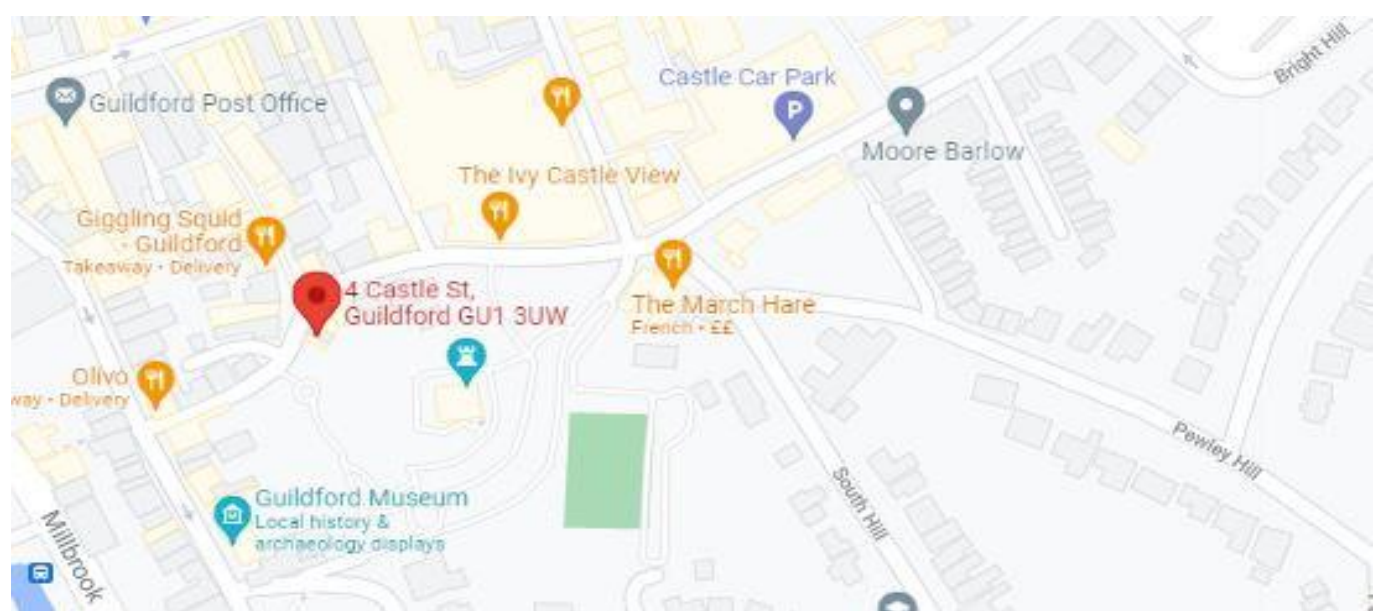
Rateable Value: £6,800

Rates Payable: £3,393.20

100% Small Business Rates Relief (SBRR) will apply for eligible occupiers.

## 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

**Alex Bellion**

T: 01483 300 176

M: 07971 756068

E: alex@owenisherwood.com

**Mark Isherwood**

T: 01483 300 176

M: 07990 58566

E: mark@owenisherwood.com