



 **ELECTRIC  
BIKES**  
GUILDFORD

[www.electricbikesguildford.com](http://www.electricbikesguildford.com)

Opening Times  
all day  
open 7 days a week

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CHARTERED SURVEYORS

**TO LET**

RETAIL UNIT IN BUSY PARADE  
719 Sq. ft (66.78 sq m)

89 WOODBRIDGE ROAD, GUILDFORD, SURREY GU1 4QD

## LOCATION

The property is situated close to the town centre in a busy parade including BoConcept to the left, The Lighting Centre to the right and food retailers adjacent to that. Just around the corner is Waitrose and North Street and the High Street are a short walk away.

## DESCRIPTION

The shop is presently being used for the sale of Electric Bikes. The existing tenant is moving due to the success of their business and a need for more space. The shop has 2 WCs and a small kitchenette to the rear. The shop has a frontage of circa 4.9m, an internal width of up to 5.3m and a depth of circa 12.5 m. Internal height varies from 2.9m to 2.6m. The internal floor area is 719 sq. ft.

## ACCOMMODATION

Ground Floor	719 sq. ft	66.78 sq m
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## TERMS

A new lease at a rent of £18,500 is available direct from the Landlord for a term until December 2028. There will be a Landlord's re-development clause in January 2024. More information is available from the Landlord's agent.

## EPC

D - 81

## RENT

£18,500 per annum

## RATES

Rateable Value: £16,250

Rates Payable: £8,108.75

## 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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## CONTACT

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