



DAVID BROWN  
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Under Offer

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CHARTERED SURVEYORS

TO LET

GROUND FLOOR RETAIL UNIT SUITABLE FOR A VARIETY OF USES (STP)  
1,225 Sq. ft (113.81 Sq m)

172-174 HIGH STREET, GUILDFORD, SURREY GU1 3HW

## FLOOR PLANS

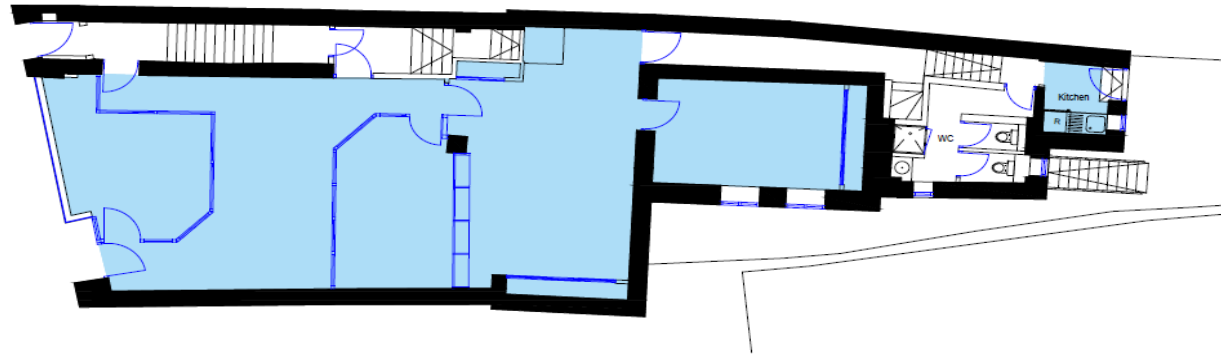
Basement

**Ground Floor**

First Floor

Second Floor

Proposed Studio Layout



## FLOOR PLANS

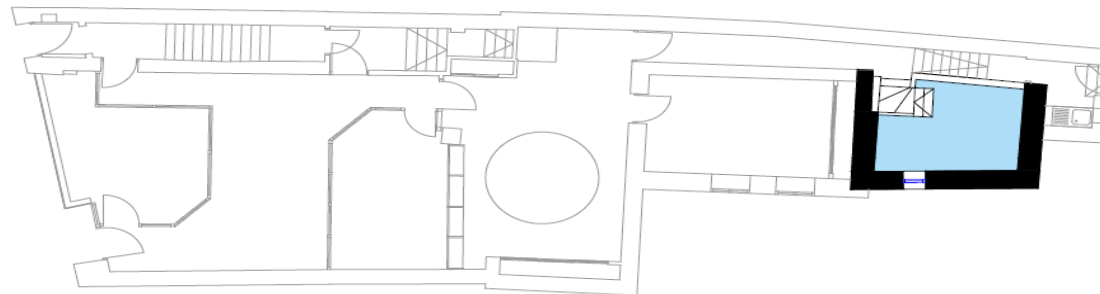
**Basement**

Ground Floor

First Floor

Second Floor

Proposed Studio Layout



Unit to be returned by Landlord to “Shell” condition; the walls highlighted in Blue above are formed of stud partitioning.

## LOCATION

Located in an excellent trading position on the Upper High Street in Guildford; adjoining occupiers include Crew Clothing Company, Castle Fine Arts, Michael Chell and Neptune Furniture.

## DESCRIPTION

The accommodation is formed of ground floor space which will be refurbished to a white box "shell" finish. The space is capable of being used for a variety of users including food. There is a rear concrete yard also included which could be used for additional seating.

## ACCOMMODATION

Ground Floor	1,225 Sq. ft	113.81 sq. m.
Basement	89 sq. ft.	8.3 sq. m.

## TERMS

Available on a new Lease with terms to be agreed.

## EPC

C - 75

## RENT

Price on Application

## RATES

Rateable Value: £113,000 (21/22)

Rates Payable: £57,856

## 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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