



LOWER LODGE CANDLES

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CHAPEL H

1-3

Owen Isherwood  
CHARTERED SURVEYORS

TO LET

TOWN CENTRE RETAIL UNIT

747 sq. ft. ( 69.36 sq. m)

3 Chapel Street, Guildford, Surrey GU1 3UH



## LOCATION

The premises are situated in Guildford town centre close to Guildford High Street and the Castle Grounds. Nearby occupiers include Cote Bistro, Giggling Squid, Closs & Hamblin as well as small independent retailers and restaurant premises.

Guildford Mainline Station is approximately 0.5 miles away.

## DESCRIPTION

The premises comprise a well-presented lockup retail unit on the ground floor with full height basement accessed via an internal staircase.

There is spot lighting, wood laminate floor and air conditioning at Ground Floor level with fluorescent strip lighting and solid floors within the basement space.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Retail Area	488.25	45.36
Store/WC	258.33	24.00
<b>Total</b>	<b>746.58</b>	<b>69.36</b>

## RENT

£35,000 per annum

Available on a new lease with terms to be agreed.

## RATES

Rateable Value: £25,750

Rates Payable (22/23): £12,849.25

## EPC

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## LEGAL COSTS

Each party to bear their own legal costs



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