

**A1 RETAIL UNIT  
TO LET**

**Owen Shipp**  
COMMERCIAL

**01483 450115**

**[www.owenshipp.co.uk](http://www.owenshipp.co.uk)**

***EGi's Most Active Dealmaker - Surrey 2018/19***



**1 JEFFRIES PASSAGE, GUILDFORD, GU1 4AP**

Central Location on North Street

Walking Distance to Mainline Station

Upstairs Office Space Included

**100.66 sq m / 1,103 sq ft**



Owen Shipp Commercial  
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU  
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# 1 JEFFRIES PASSAGE, GUILDFORD, GU1 4AP

## Location

The subject property is located in the town centre, between the prime retail areas on the High Street and North Street. It is approximately 0.5 miles (10 Min walk) from Guildford Main Line train Station.

The surrounding properties include the Guildford Library, Betfred, The Sofa Workshop and Virgin Money.

## Description

The subject property is accessed via the door on the corner of the property. The ground floor retail unit which is open space with carpet tiled floors, perimeter heaters, perimeter trunking, a suspended ceiling with translucent panel lighting, wall mounted electric radiator and glazed frontages. Stairs in the back corner lead up to the first floor.

The first floor has a small landing area with doors leading to the office and into the kitchenette and W/C. The office has a carpet tiled floor, painted walls, a wall mounted data and power points, Cat II diffused lighting. Depending on the type of business that takes a lease of this unit this ancillary space may be used as offices, kitchens or additional retail space.

## Accommodation

<b>Ground Floor</b>	46.12 sq m / 496 sq ft
<b>First Floor</b>	56.54 sq m / 607 sq ft
<b>Total</b>	100.66 sq m / 1,103 sq ft

## Rent

£42,500 pa

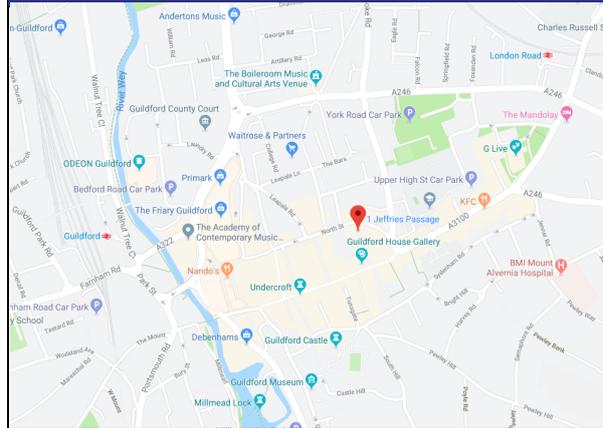
## EPC

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## Legal Costs

Each Party to bear their own legal costs.

## Map



## Internal Photo



## Rates

Rateable Value: £33,000 2019/2020  
Rates Payable: £16,170

## Term

Available on a new lease with terms to be agreed.

## Viewing

Strictly by appointment with the sole agents:



*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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