

TO LET PRIME RETAIL UNIT

Tel: 07885 912 982



221 High Street, Guildford, GU1 3BJ
Area Floor Space – Approx. 1,060 sq ft (98 sqm)

Lease Assignment - £47,000 per annum
Available now.

221 HIGH STREET, GUILDFORD GU1 3BJ

Description

The property consists of a large, open plan ground floor retail premises with good frontage to the high street. Towards the rear of the premises are W.C facilities and a kitchen as well as rear access. The premises was previously used as a bookmakers and would now suit a variety of uses, subject to planning and necessary consents.

Location

Located in the popular Surrey town of Guildford, situated in the centre of the high street in a strong retailing pitch. Transport links are excellent with the property only a short walk away from both Guildford Mainline and London Road national rail stations, which provides fast and frequent services into London and the wider south east area. The immediate area is home to a range of multiple national occupiers including KFC, Subway, Maplin, Leaders Estate Agent, Cancer Research and many more as well as a host of independent occupiers.







SHAWNS

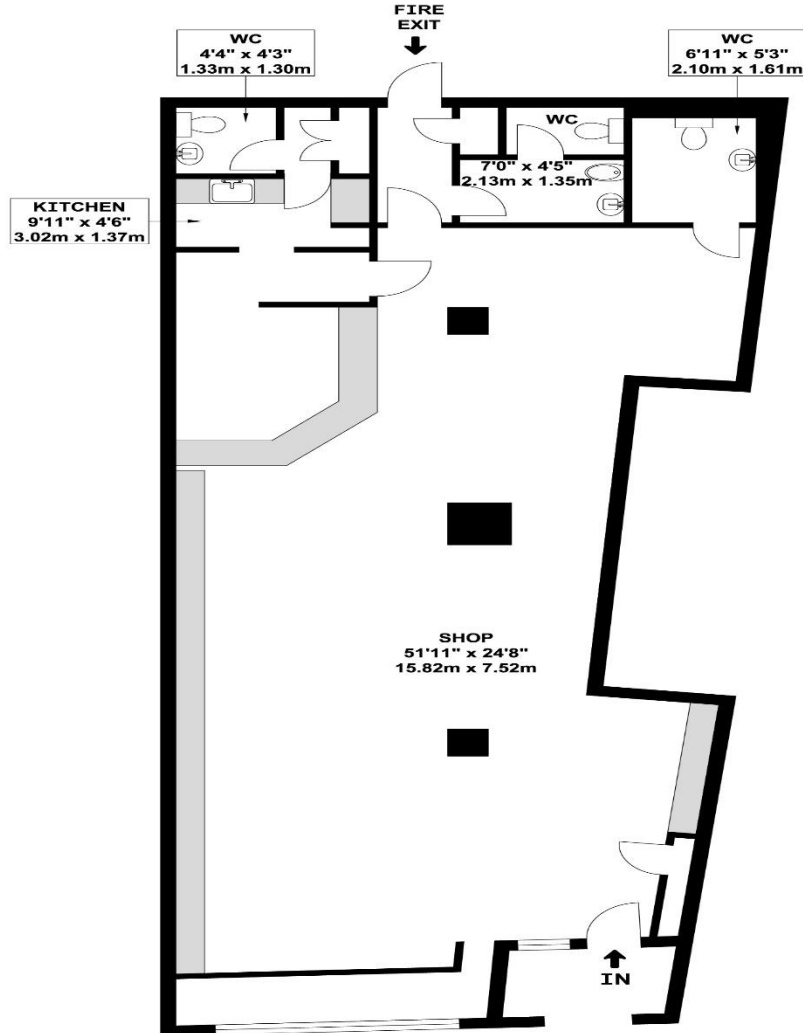
THINK 21

THINK 21

EXIT



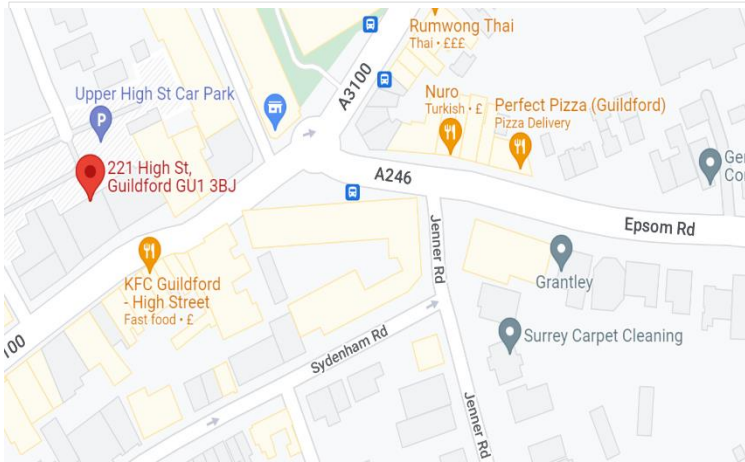
221 HIGH STREET
GUILFORD GU1



SHOP

APPROX. NET INTERNAL FLOOR AREA 1059.38 SQ. FT / 98.42 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".



EPC

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Service Charge

To be confirmed.

VAT

TBC

Rates

According to the Valuation Office, the Rateable Value for the year 2022/23 is £29,250 per annum.

Therefore the rates payable is approximately £14,596 per annum.

Floor Area

1,272 sq ft (118 sqm)

Term

Available by way of an Assignment of the existing lease due to expire 29th June 2026. Alternatively, the premises may be available by way of a new lease on terms by arrangement.

Rent

£47,000 per annum quoted exclusive of all outgoings.

Further Details

Ian Lim

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