



Owen  
Isherwood  
CHARTERED SURVEYORS

TO LET

SHORT-TERM LETTING

933 sq. ft. ( 86.68 sq. m)

202 HIGH STREET, GUILDFORD, SURREY GU1 3HZ



## LOCATION

The property occupies a busy trading location adjacent to Whitewall Art Gallery and close to Hillary's Curtains, Tom Howley Kitchens, Weir Rhodes Menswear, Rymans & Michael Chell Menswear.

## ACCOMMODATION

Arranged on ground floor level only following approximate dimensions and areas are provided.

AVAILABLE		
Internal Width	15'	4.57m
Widening to	18'4"	5.6m
Shop Depth	61'5"	18.78m
Ground Floor Area	933 sq. ft	86.68 sq. m

## TERMS

A new lease is available for a 5 Year term with a Landlord break any time after 2.5 Years on 6 months notice.

## RENT

£35,000 per annum exclusive of Rates & VAT (if applicable).

## RATES

Rateable Value: £51,000  
Rates Payable (23/24): £26,112

## EPC

E- 125

## LEGAL COSTS

Each party to bear their own legal costs

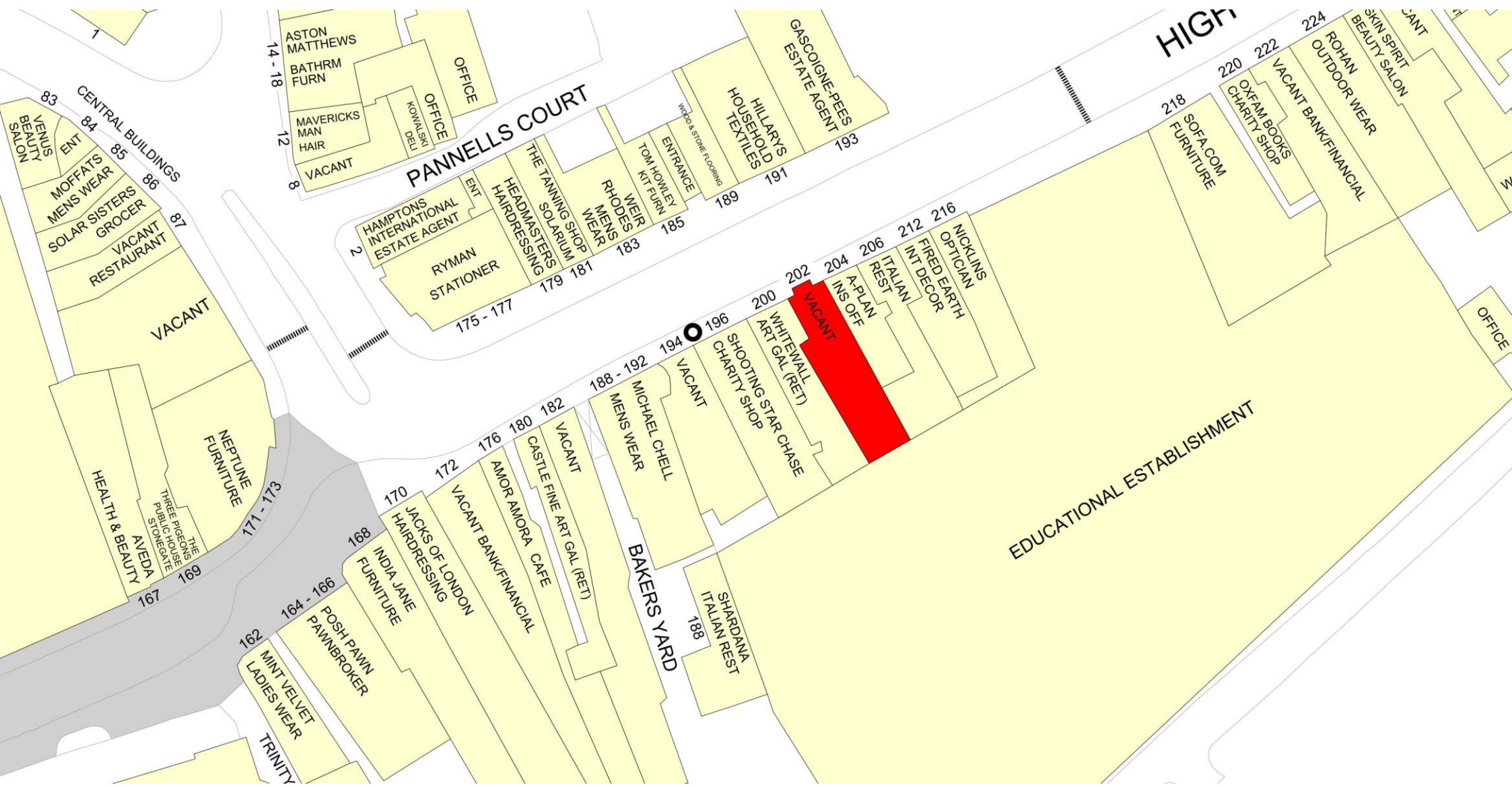


These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

**T: 01483 300 176**  
**www.owenisherwood.com**  
**1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU**

## CONTACT

**Mark Isherwood**  
**T: 01483 300 176**  
**M: 07990 585666**  
**E: mark@owenisherwood.com**



14-18  
ASTON MATTHEWS  
BATHRM FURN  
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MAVERICKS  
MAN HAIR  
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VACANT

### PANNELLS COURT

HAMPTONS INTERNATIONAL ESTATE AGENT  
RYMAN STATIONER  
ENT  
HEADMASTERS HAIRDRESSING  
THE TANNING SHOP SOLARIUM  
RHODES MENS WEAR  
WEIR MENS WEAR  
TOM HOWLEY KIT FURN  
ENTRANCE  
WOOD & STONE FLOORING  
HILLARYS HOUSEHOLD TEXTILES  
GASCOIGNE-PEES ESTATE AGENT

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GASCOIGNE-PEES  
ESTATE AGENT

### HIGH

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VACANT BANK/FINANCIAL  
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ROHAN OUTDOOR WEAR  
SKIN SPIRIT BEAUTY SALON  
CANT

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CENTRAL BUILDINGS  
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VACANT

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VACANT

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MICHAEL CHELL MENS WEAR  
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VACANT

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NICKLINS OPTICIAN

EDUCATIONAL ESTABLISHMENT