



**RicherSOUNDS**

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Trustpilot

Richer Sounds Guildford

★★★★★

...ing for price for the Guildford Richer Sounds

... for the department?

...age replacement or repair?

... for the system?

... recommended straight

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**Gascoignes**

SHOP/OFFICE/SHOWROOM  
Approx 537 sq ft (50 sq m)  
**TO LET**  
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217 High Street  
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Oldlands Grange  
Ripley, Surrey

**CURCHODS**

estate agents

Multiple property listings displayed in the window.

**Owen Isherwood**  
CHARTERED SURVEYORS

**TO LET**

GROUND FLOOR CLASS 'E' PREMISES  
537 sq ft (50 sq m)

**6 LONDON ROAD, GUILDFORD, SURREY GU1 2AF**



## LOCATION

The subject premises are located in a prominent position with direct frontage to London Road being situated directly opposite G-Live entertainment Centre and situated at effectively the end of the "upper" High Street. Nearby occupiers include Co-op, Richer Sounds, Foxtons, Haart Estate Agents, KFC, Subway, Mail Boxes ETC and Cancer Research UK.

## DESCRIPTION

The premises comprise ground floor "E" Class premises extending to some 537 sq ft approx. together with kitchenette and WC facilities. The premises are suitable for a variety of occupiers, including medical and healthcare, but there is no consent for food users available.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Ground floor	537	50

## TERMS

The premises are available by way of a new sub-lease for a period to be agreed.

## RENT

£28,000 per annum + VAT.

## RATES

Rateable Value: £28,750.00

Rates Payable (21/22): £14,346.25

## EPC

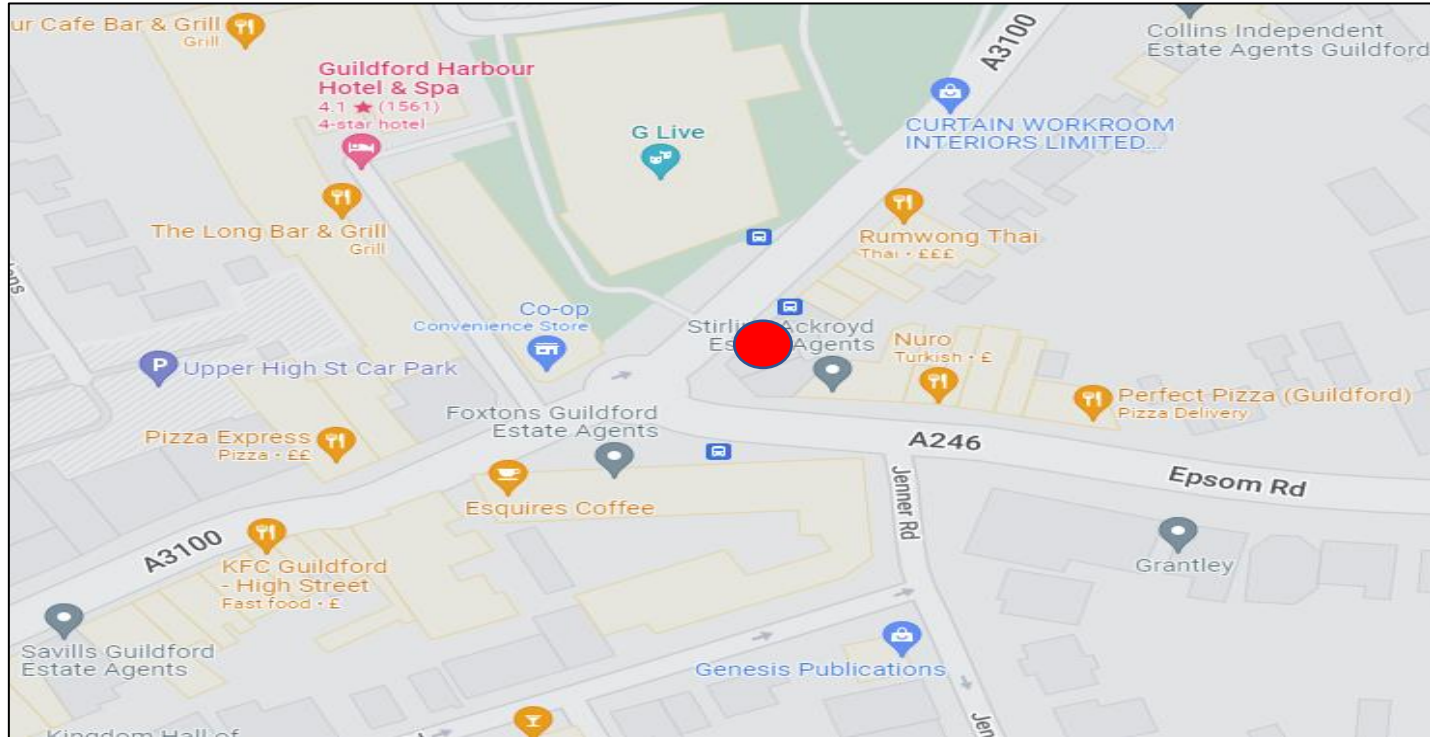
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## LEGAL COSTS

Each party to bear their own legal costs

## VIEWINGS

Strictly by prior appointment with joint agents  
Owen Isherwood / Gascoignes Commercial



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

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