

TO LET

FULLY FITTED RESTAURANT PREMISES 1,175 sq. ft. (109.15 sq. m.)

3 The Shambles, High Street, Guildford, Surrey, GU1 3EX



LOCATION

The property is located on The Shambles, a pedestrian cul-de-sac off the High Street and close to Guildford's prime retail shopping area. The Shambles is located next to Gap and Vodafone, opposite Ernest Jones. Guildford's mainline railway station is approximately half a mile from the property.

DESCRIPTION

This town centre restaurant has been completely refurbished and is fully fitted to a very high standard. The refurbishment includes a brand new, kitchen, fire alarm system, CCTV, re-tanked basement and kitchen wear. The bar has a total of 21 seats and a further 24 seats for table service. An outside seating area is also available for use – this is shared in the day but exclusive use in the evening.

ACCOMMODATION

	SQ FT	SQ M
Ground floor	1,063.37 sq. ft.	98.79 sq. m.
Basement	111.51 sq. ft.	10.36 sq. m.
Total	1,174.88 sq. ft.	109.15 sq. m.

TENURE

Available on a new Lease with terms to be agreed.

A premium sum will be due for the fit-out items; though the client is happy for elements of this to be spread over the lease term, in addition to the rental sum due.

RENT

£60,000 per annum (No VAT)

RATES

Rateable Value: £20,750

Rates Payable 2023/2024: £10,354.25

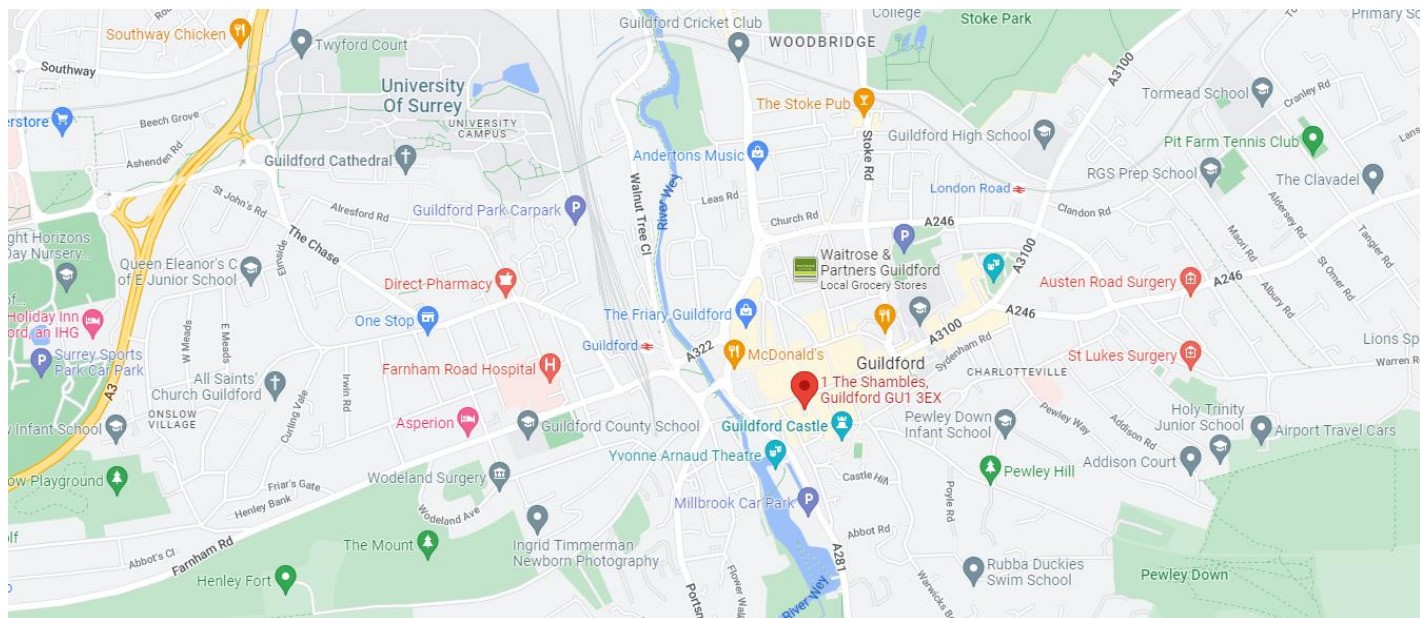
Retail, Hospitality and Leisure occupiers will receive a 75% discount on their 23/24 Business Rates Bill.

EPC

To be reassessed.

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 / Sean Bellion
T: 01483 300 176
M: 07971 756068 / 07811 343109
E: alex@owenisherwood.com
E sean@owenisherwood.com