



12

drab



Kimchi Pancake



Seafood Pancake



Khan Poong Gi



Soya Sauce

Owen
Isherwood
CHARTERED SURVEYORS

TO LET

RETAIL UNIT
734 sq. ft (68.19 sq m)

12 JEFFRIES PASSAGE, GUILDFORD, SURREY GU1 4AP

LOCATION

The property is in Guildford Town Centre along a pedestrianised alleyway which connects Guildford High Street and North Street. It is an established town centre retail location, like Friary Street, Swan Lane and Market Street.

The subject unit is at the North Street end of the Passageway, with nearby occupiers including Paradox Escape Rooms & Raviz.

DESCRIPTION

12 Jeffries Passage is a single retail unit with a ground floor open retail space, stairs to the first floor and rear access to the back of the unit and a small storeroom under the stairs. The ground floor has wood flooring, painted walls, LED spotlighting, electric heating and a single glazed wooden shop front.

The first-floor space comprises the same floorplate as the ground floor split between additional seating, storage and the WC in the left rear corner. The first floor has a wood laminate flooring, painted walls, LED spotlights, Single glazed windows and electric heating.

ACCOMMODATION

| | | |
|--------------|-------------------|------------------|
| Ground Floor | 34.33 sq m | 369.5 sq ft |
| First Floor | 33.86 sq m | 364.5 sq ft |
| Total | 68.19 sq m | 734 sq ft |

TERMS

A new lease is available with terms to be agreed.

EPC

Historic D – 86 (To Be Reassessed)

RENT

£23,500 per annum

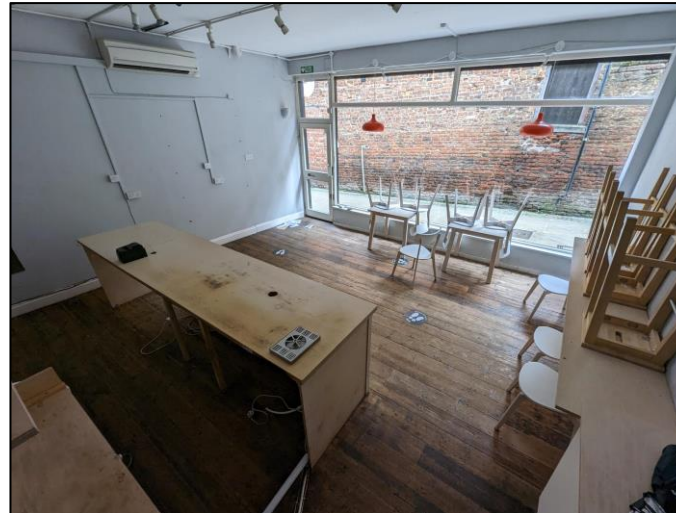
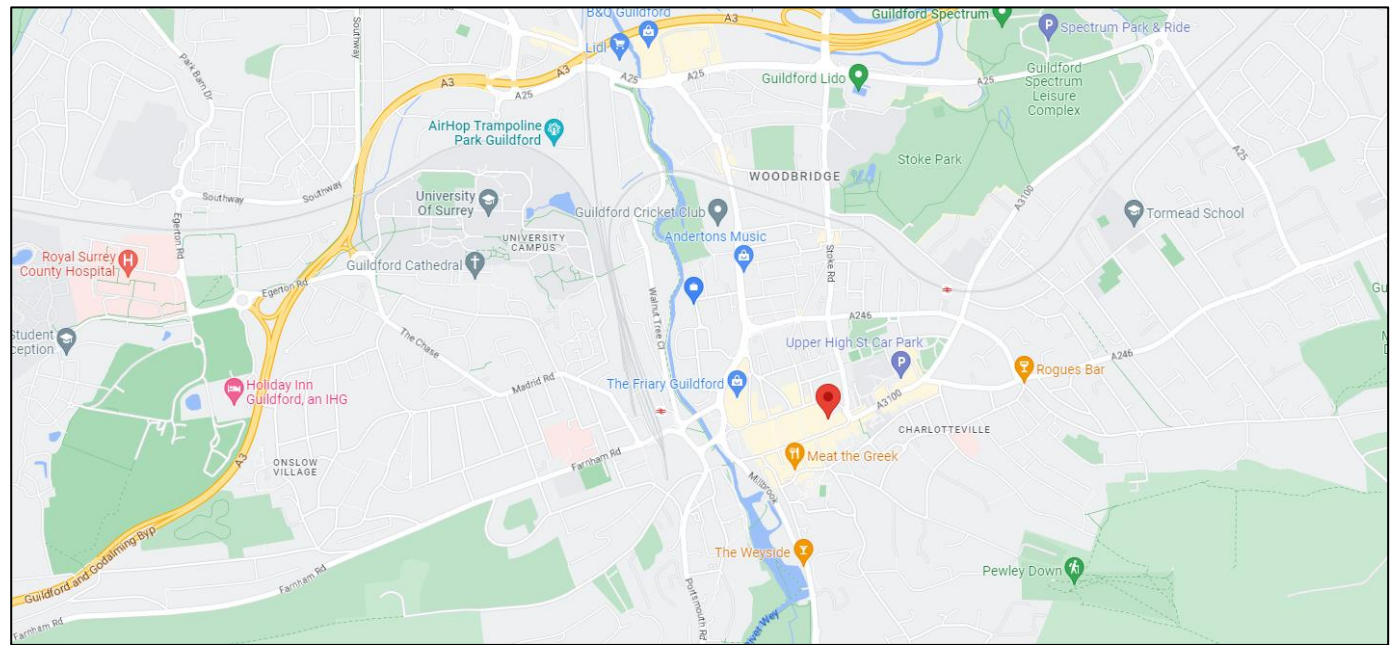
RATES

Rateable Value: £16,750

Rates Payable: £8,207.50

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



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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