

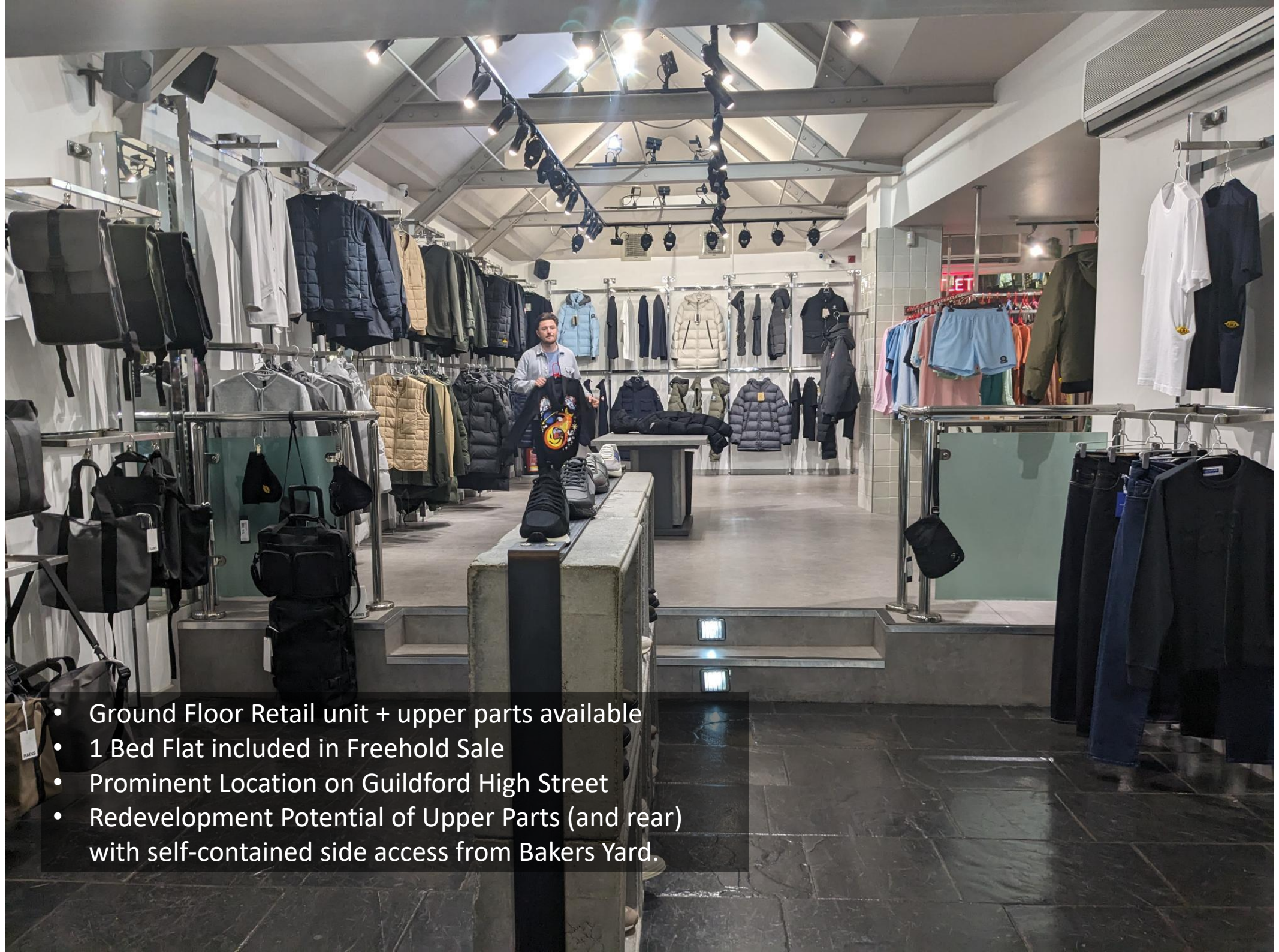


Owen
Isherwood
CHARTERED SURVEYORS

HIGH STREET CLASS "E" UNIT TO LET/FOR SALE

3,220.05 sq. ft. (299.15 sq. m)

188 High Street, Guildford, Surrey GU1 3HW



- Ground Floor Retail unit + upper parts available
- 1 Bed Flat included in Freehold Sale
- Prominent Location on Guildford High Street
- Redevelopment Potential of Upper Parts (and rear) with self-contained side access from Bakers Yard.

LOCATION

Located in an excellent trading position on the Upper High Street in Guildford, with nearby occupiers including Ryman's, Sharps Bedrooms, Neptune, Shooting Stars and Fired Earth. Both Guildford mainline station and London Road station are within walking distance to 188 High Street.

DESCRIPTION

The property is formed of a large Ground Floor retailing area currently trading as Michael Chell with the Tenants (who currently owner occupy) due to vacate in February 2024. The retailing area has several changes of level to the rear, but is predominantly open plan otherwise. On the first floor there are elements of office that are associated with the Ground Floor and a 1 Bed Flat let out on an AST. The second floor space is also associated with the Ground Floor currently and is formed of staff breakout/kitchen and WC facilities.

ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Ground Floor	2,027.07	188.04
First Floor	506.98	47.10
Second Floor	689	64.01
Total	3,220	299.15

A small basement is also included within the retail demise.

There is also a 1 Bed Flat located on the first floor, which is currently let out on an AST producing £1,400 pcm.

PRICE

Letting - £87,500 p.a.
Freehold - £1,400,000

The property is not VAT registered, so there is no VAT due on the rent or purchase price.

RATES

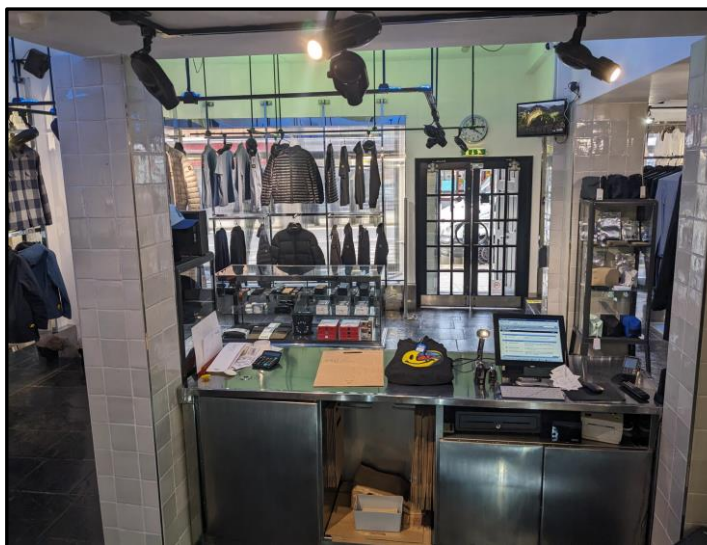
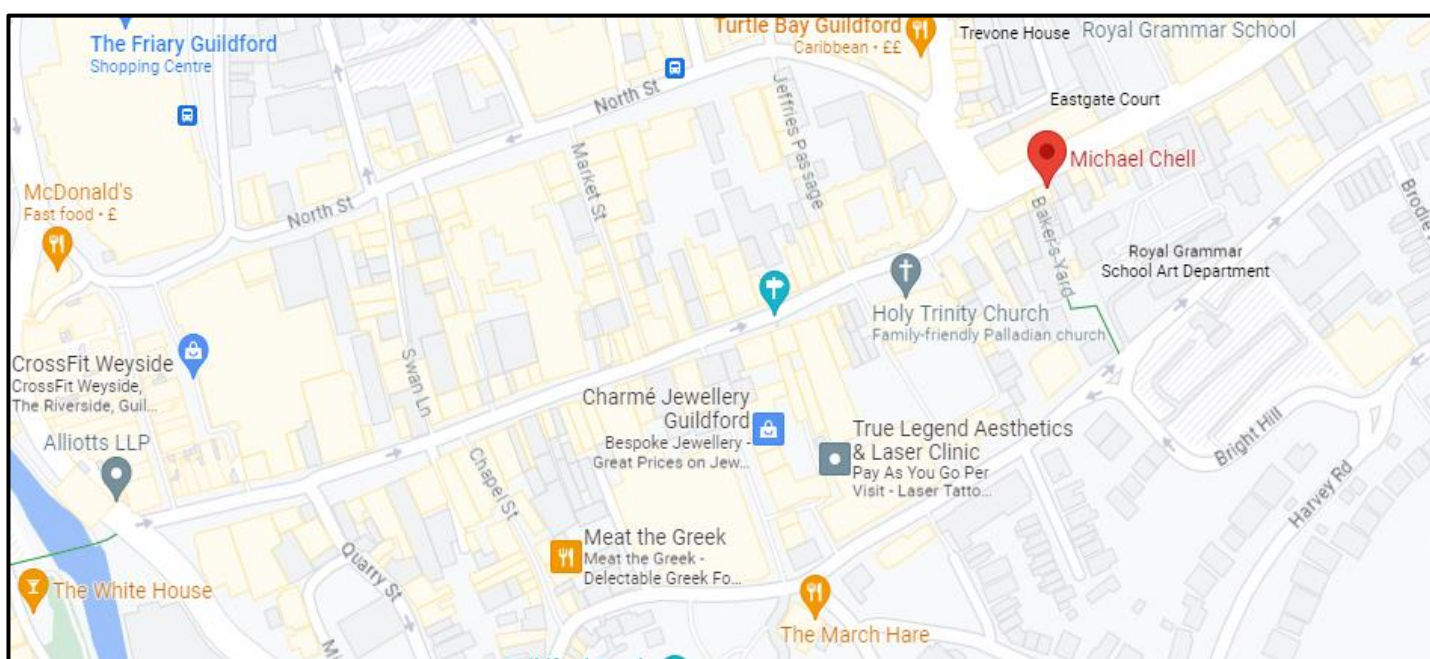
Rateable Value: £103,000
Rates Payable (23/24): £52,736

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.

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