



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Class "E" Ground Floor & Basement Unit
1,169 sq. ft / 108.60 sq. m

94 Stoke Road, Guildford, Surrey GU1 4JN

LOCATION

Located on the edge of Stoke Road, close to Stoke Park and Guildford High Street, the subject premises occupies a prominent position on the corner of Stoke Road and Queens Road. The surrounding area is a mix of retail, residential and several public houses, including The Stoke and The Kings Head.

DESCRIPTION

The premises are formed of a ground floor Class "E" unit which is capable of being occupied by a variety of users. Internally the shop is fitted out to a good standard with wood laminate floors and a small basement which can be used as storage.

ACCOMMODATION

	Sq. ft	Sq. m
Ground Floor Retail	793	73.67
Basement	376	34.93
Total	1,169	108.60

RENT

£18,500 per annum

Terms

Available on a short term, flexible, new lease, with no hot food / cafe / would consider convenience store.

RATES

Rateable Value: £12,000

Rates Payable: £5,988

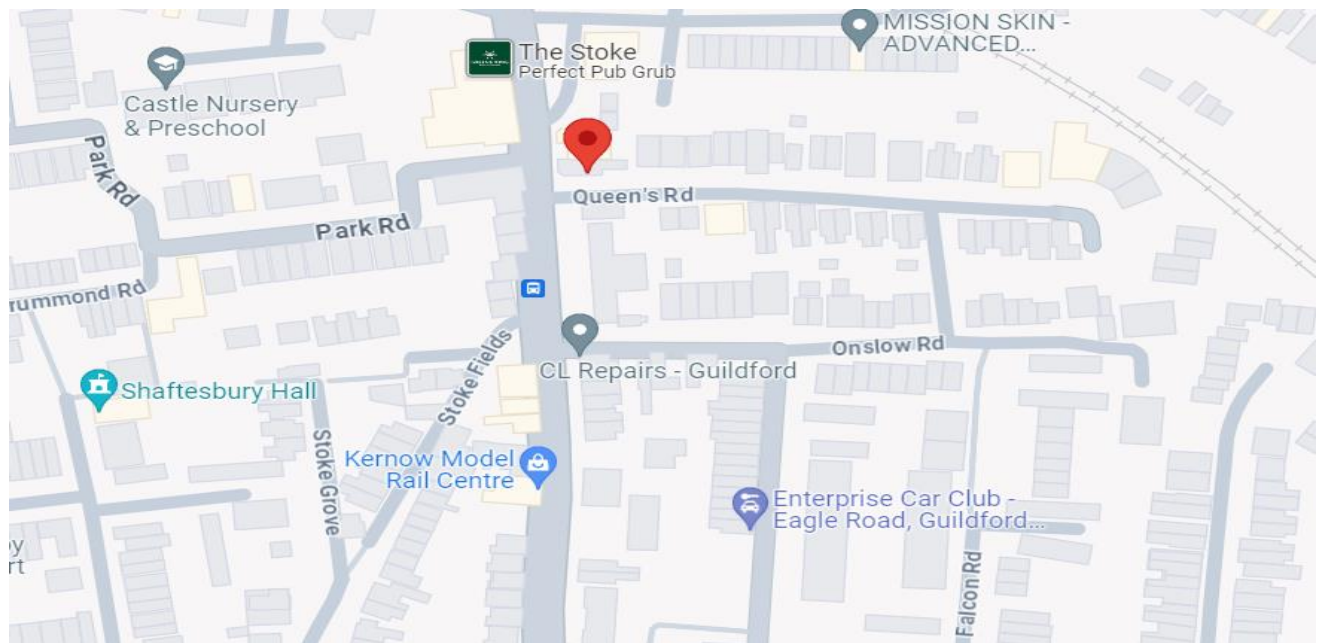
100% Small Business Rates should apply for eligible occupiers.

EPC

C - 64

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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www.owenisherwood.com

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CONTACT

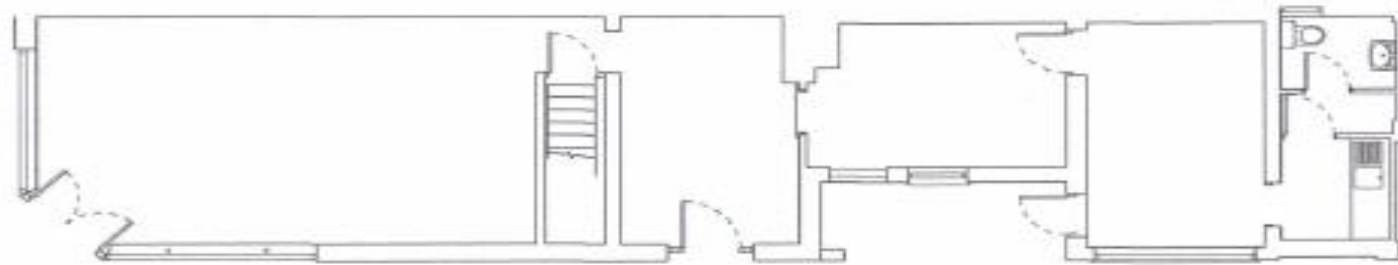
Alex Bellion

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Internal Floor Area ca. 5 square metres (1715 sq.ft.)
Plus kitchen and w.c. 7.25 sq.m. (178 sq.ft.)



Ground Floor Plan



Basement floor area 35 sq.m. (1376 sq.ft.)

Basement Plan