




Owen
Isherwood
CHARTERED SURVEYORS

TO LET

TOWN CENTRE CHARACTER RETAIL UNIT
SUITABLE FOR A VARIETY OF USES (STP)

256 sq. ft. - 1,097 sq. ft (24 sq. m. - 102 sq. m.)

1-2 CHAPEL STREET, GUILDFORD, SURREY, GU1 3UH

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- The image shows a bright, modern office interior. The floor is covered in dark wood with a herringbone pattern. The walls are decorated with various styles of wallpaper: a dark blue wall with gold sunburst patterns on the left, a light green and white geometric pattern on the right, and a grey wall with horizontal slats in the center. Two white square pillars support the ceiling. The ceiling is white with several recessed circular lights. In the background, there is a glass partition wall and a blue wall. A red fire alarm pull station is visible on the grey wall.
- Guildford Town Centre
 - Will Consider Food/ Alternative Users (Subject to Planning)
 - Ground Floor & Basement
 - Capable of being sub-divided into two units.

LOCATION

The premises are situated in Guildford town centre just off of Guildford High Street and adjacent to the Castle Grounds. Nearby occupiers include Cote Bistro, Giggling Squid, Meat the Greek and Margrett Dabbs, as well as small independent retailers and restaurant premises. Guildford Mainline Station is approximately 0.5 miles away.

DESCRIPTION

Internally the property is currently fitted out as a kitchen and bathroom retailer who will be vacating upon expiry of their existing lease. The premises will be returned to redecorated "shell" condition and is capable of being sub-divided into two units if required.

ACCOMMODATION

Left Hand Side	841 sq. ft.	78 sq. m.
Right Hand Side	256 sq. ft.	24 sq. m.
Total	1,097 sq. ft.	102 sq m

TERMS

A new lease is available with terms to be agreed.

EPC

C – 67

RENT

£45,000 per annum +VAT for the whole premises.

RATES

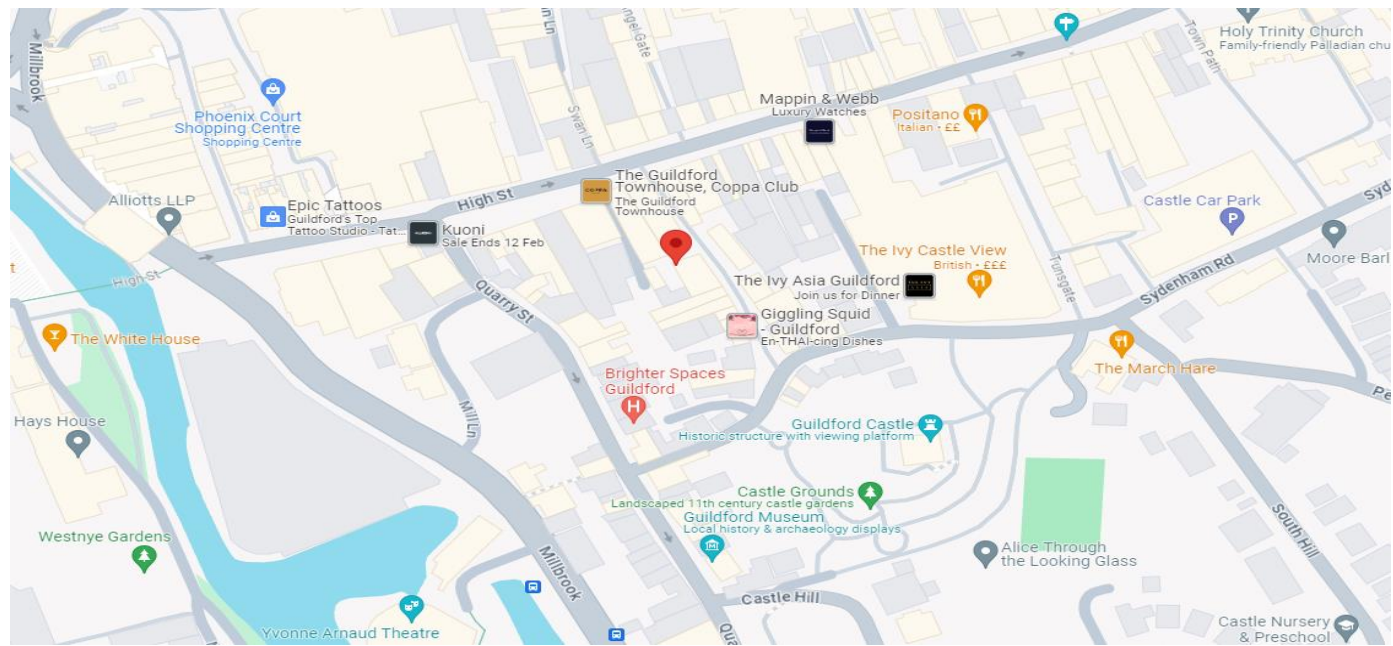
Rateable Value: £46,000

Rates Payable (2023/24): £22,954

Further enquiries on Business Rates payable should be made to the Local Authority.

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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www.owenisherwood.com

1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU

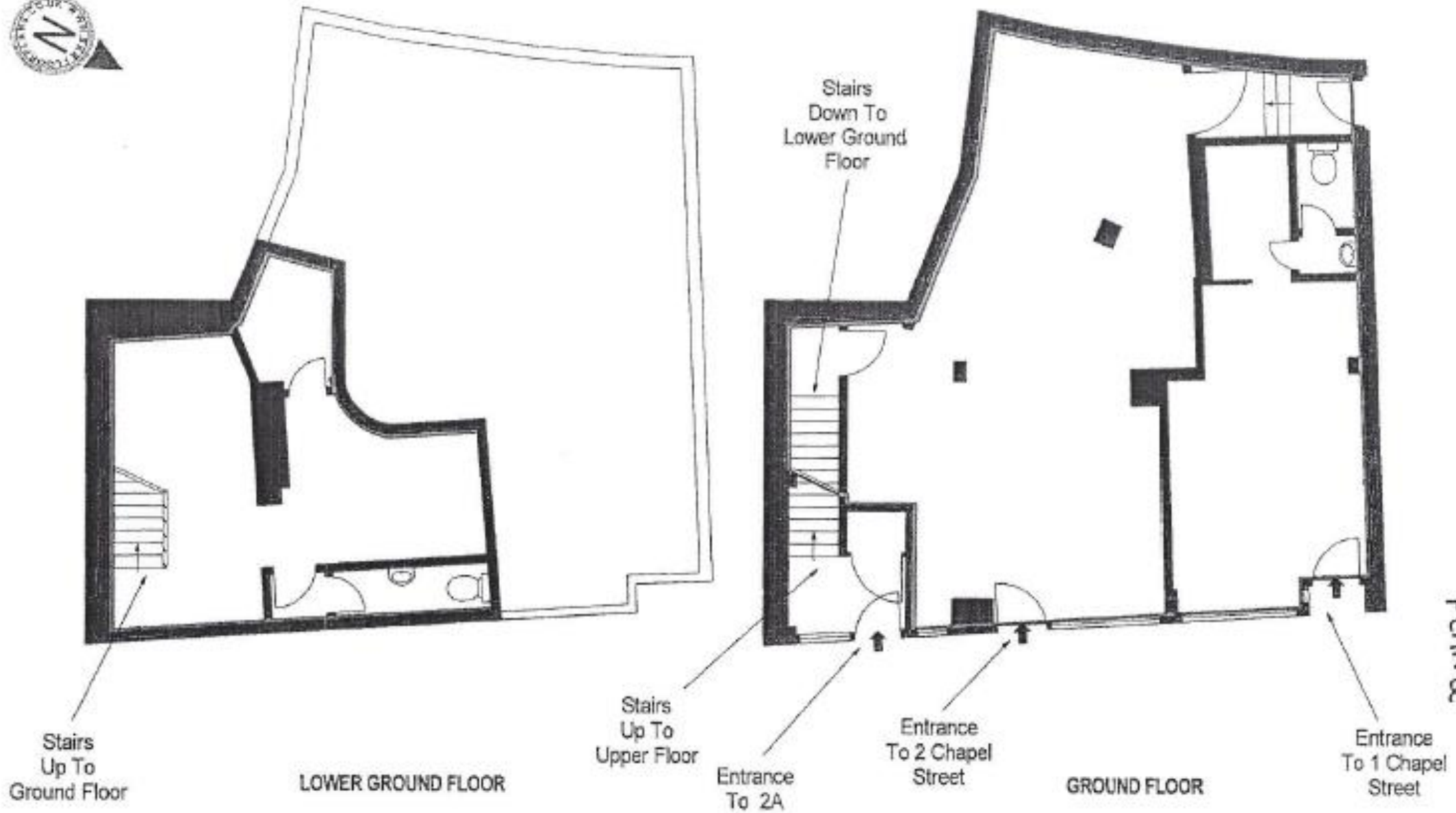
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PLAN 2