

HILLARYS

BLINDS · CURTAINS · SHUTTERS

Owen  
Isherwood  
CHARTERED SURVEYORS

TO LET

DOUBLE FRONTED RETAIL UNIT  
1,434 sq ft (133.22 sqm) – 2,429 sq ft (225.66 sqm)

191 HIGH STREET, GUILDFORD, SURREY, GU1 3AW

## LOCATION

191 High Street sits at the top of the High Street in Guildford Town Centre, which generates a great deal of footfall, making it a prominent trading location. Guildford is a thriving town with easy trainline and motorway access to and from Central London.

Nearby occupiers include Gascoigne-Pees, Ryman, Headmasters and Tom Howley Kitchens whilst being close to Neptune, Rohan and Sofa.com

## DESCRIPTION

A double fronted shop with basement storage and rear loading facilities

## ACCOMMODATION

AVAILABLE	SIZE
Internal Width	29ft 9inch
Shop Depth	57ft 2 inch

AVAILABLE	SQ FT	SQ M
Ground Floor	1434	133.22
Basement Storage	995	92.44
Total	2429	225.66

## TERMS

A new FRI lease is available for a term to be agreed with upward rent reviews at 5-year intervals

## RENT

£85,000 per annum exclusive of rates and service charge plus VAT (if applicable)

## RATES

Rateable Value: £89,500

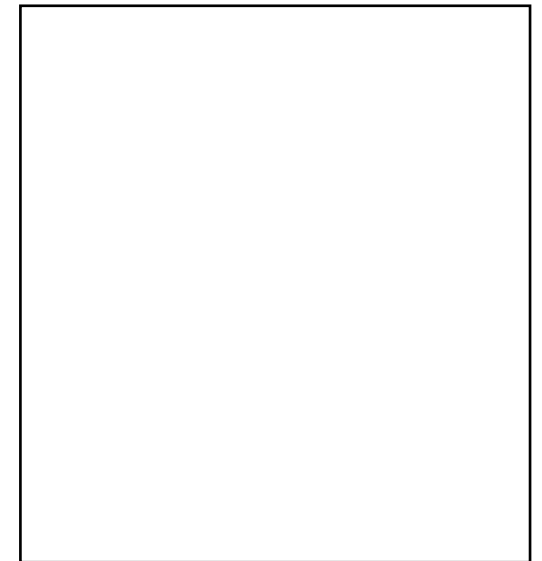
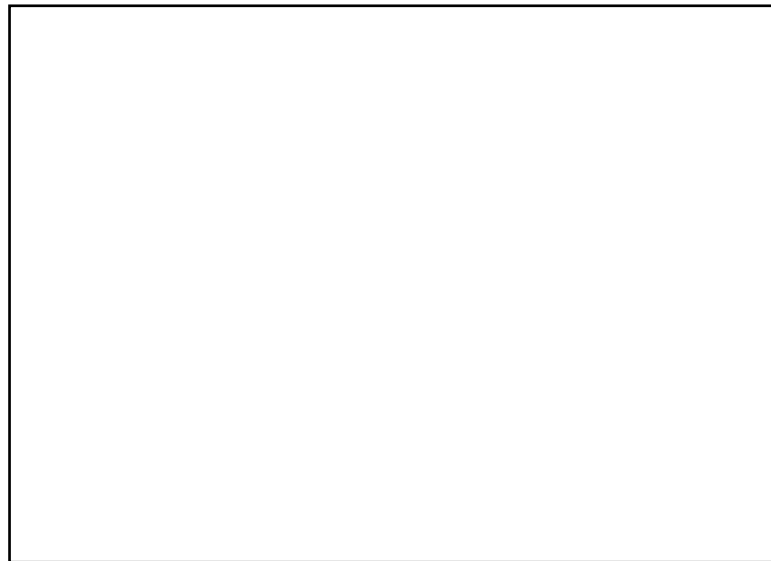
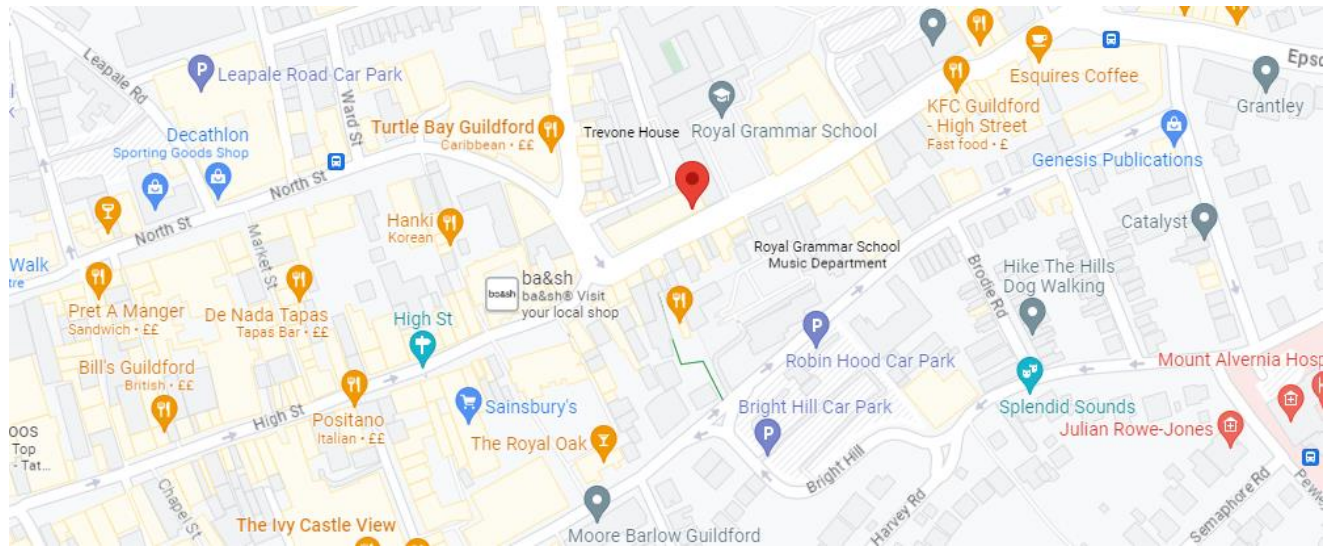
Rates Payable (23/24): £45,824

## EPC

C-59

## 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

Owen Isherwood  
T: 01483 300 176  
M: 07990 585 666  
E: [mark@owenisherwood.com](mailto:mark@owenisherwood.com)

DMA Property  
T: 020 7491 7777  
M: 07768 875 707  
E: [wdomb@dmamaproperty.com](mailto:wdomb@dmamaproperty.com)





TREET

ABBOT'S HOSPITAL  
MUSEUM & ART GALLERY

JEFFRIES PASSAGE  
CLOTHING  
VACANT

THE HAIR & BEAUTY BAR  
HAIR & BEAU SAL  
SUSHI NARA  
JAPANESE RESTAURANT  
CREAMS  
ICE CREAM PARLOUR  
BAR  
PUBLIC HOUSE  
VACANT  
TURTLE BAY  
CARIBBEAN  
RESTAURANT

CENTRAL BUILDINGS  
VENUS  
BEAUTY  
SALON  
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MOFFATS  
MENS WEAR  
SOLAR SISTERS  
GROCER  
VACANT  
RESTAURANT

HEALTH & BEAUTY  
AVEDA  
NEPTUNE  
FURNITURE  
171-173

32A  
28-30  
KINGS  
ESTATE AGENT  
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SEWMASTER  
SEWING  
MACHINES  
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GROWLERS  
& CANS  
BAR  
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NURO  
TAKE AWAY  
20  
BANHAM  
BURGLARY  
PREVENTION  
LOCKSMITH  
14-18  
ASTON  
MATTHEWS  
BATHRM  
FURN  
12  
MAVERICKS  
MAN  
HAIR  
8  
THE KITCHEN  
STORE  
OFFICE  
OFFICE  
OFFICE  
OFFICE  
OFFICE

PANNELLS COURT

HAMPTONS  
INTERNATIONAL  
ESTATE AGENT  
RYMAN  
STATIONER  
175-177  
ENT  
HEADMASTERS  
HAIRDRESSING  
SOLAR SHOP  
179  
181  
THE TANNING SHOP  
ENTRANCE  
TOM HOWLEY  
KIT FURN  
185  
RHODES  
MENS  
WEAR  
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WEIR  
MENS  
WEAR  
WOOD & STORE  
FLOORS  
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VACANT  
191  
GASCOIGNE-PEES  
ESTATE AGENT  
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VACANT

188-192  
MICHAEL CHELL  
MENS WEAR  
194  
HAMPTONS  
SHOOTING STAR CHASE  
CHARITY SHOP  
200  
CLARENDON  
FINE ART  
VACANT  
204  
INS OFF  
A-PLAN  
SOLATO  
206  
DOLCE &  
212  
INT DECOR  
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NICKLINS  
OPTICIAN  
FIRE EARTH

BAKERS YARD  
SHARDANA  
ITALIAN REST  
188

170  
JACKS OF LONDON  
HAIRDRESSING  
172  
SHARPS  
180  
AMOR AMORA CAFE  
182  
CASTLE FINE ART GAL (RET)  
VACANT  
184-186  
POSH PAVN  
PAWNBROKER  
162  
MINT VELVET  
LADIES WEAR  
TRINITY CHU

EDUCATIONAL ESTABLISHMENT

OFFICE  
EASTGATE COURT  
ENTRANCE  
KNIGHT  
FRANK  
ESTATE  
AGENT  
197-199  
STARBUCKS  
COFFEE SHOP  
195  
TONI & GUY  
HAIR  
201-20

HIGH STREET

218  
SOFA.COM  
FURNITURE  
220  
OXFAM BOOKS  
CHARITY SHOP  
222  
VACANT  
224  
ROHAN  
OUTDOOR WE