



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

DOUBLE RETAIL UNIT
1,249 Sq. ft (115.98 Sq m)

14-15 JEFFRIES PASSAGE, GUILDFORD, SURREY GU1 4AP



- Excellent Retailing Position Just off Guildford High Street
- Air Conditioned
- Available on a New Lease with Terms to be Agreed

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 High Street end of the Passageway alongside Decade skateboard clothing shop. With nearby occupiers including Jacks Barbers, Burrito Loco and Save The children.

DESCRIPTION

14-15 Jeffries Passage is a double retail unit that has been opened up internally across both the ground and first floor. Internally there is tiled floors, timber suspended ceilings, mounted air-conditioning and recessed lighting. The first-floor space also has full height windows facing out onto the passageway and two WC's and an internal storage space. There is a single rear door which leads to access into an external storage area.

ACCOMMODATION

Ground Floor	55.73 sq. m	600 sq. ft
First Floor	54.25 sq. m	584 sq. ft
First Floor Storage	6 sq. m	65 sq. ft
Total	115.98 sq. m	1,249 sq. ft

EPC

C - 67

RENT

£42,000 pa

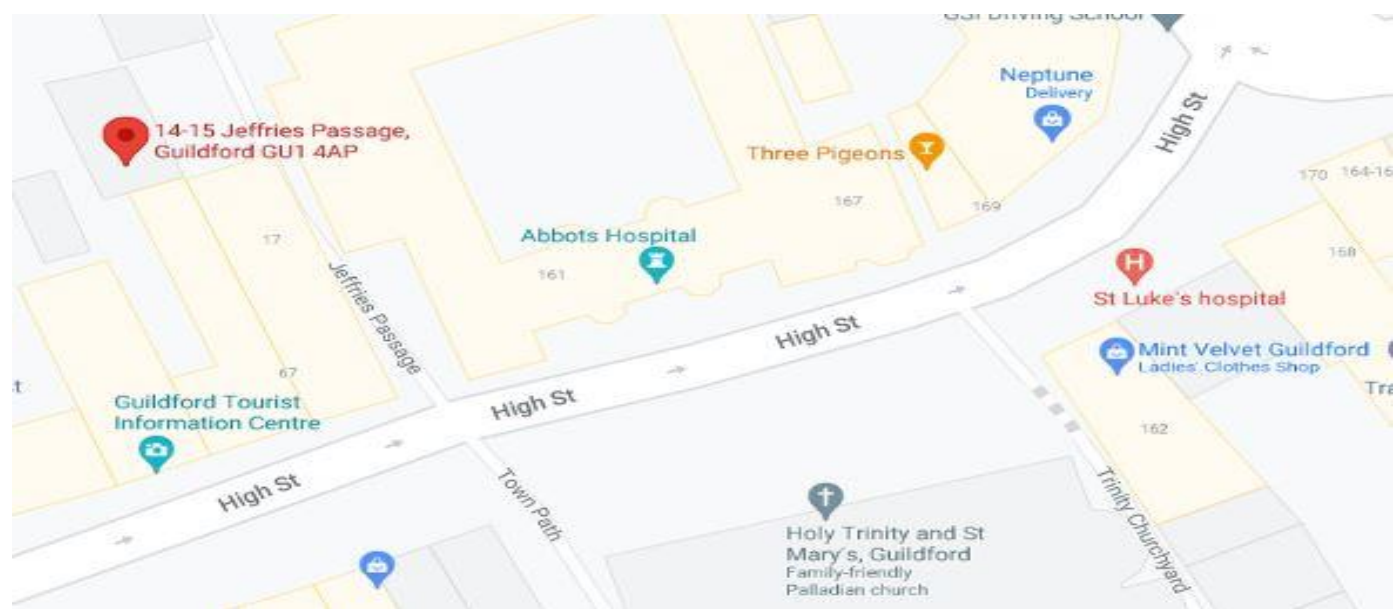
RATES

Rateable Value: £28,500 (19/20)

Rates Payable: £13,965

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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