



## GUILDFORD

## UNIT 10 TUNSGATE QUARTER

### LOCATION

This unit sits in a prominent position within the stunning Tunsgate Quarter in the heart of Guildford town centre. Tunsgate Quarter is home to several fantastic quality retail and restaurant brands.

Other retail occupiers in the scheme are **Bobbi Brown**, **Seasalt**, **Nespresso**, **David Clulow Opticians**, **The White Company** and **Soho Fine Arts**. The restaurant element includes **Cosy Club**, **Gails**, **Pho**, **The Ivy** and **Ivy Asia**.

### ACCOMMODATION

The premises are fully fitted, arranged over Ground Floor only and comprise the following approximate floor areas and dimensions:

Internal Width	14.10 ft	4.52 m
Shop Depth	21.70 ft	6.58 m
Ground Floor Sales	306 sq ft	28.4 sq m
Ancillary	105 sq ft	9.76 sq m

### TERMS

The property is available on a new effectively full repairing and insuring lease for a term to be confirmed.

### RENTAL

£49,500 per annum exclusive.

### SERVICE CHARGE

An annual service charge of £6,500 per annum is payable.

### BUSINESS RATES

Rateable Value 2023	£17,750.00
Rates Payable 2023/2024	£8,857.25

interested parties are advised to check with the local rating authority.

### EPC

An EPC has been requested.

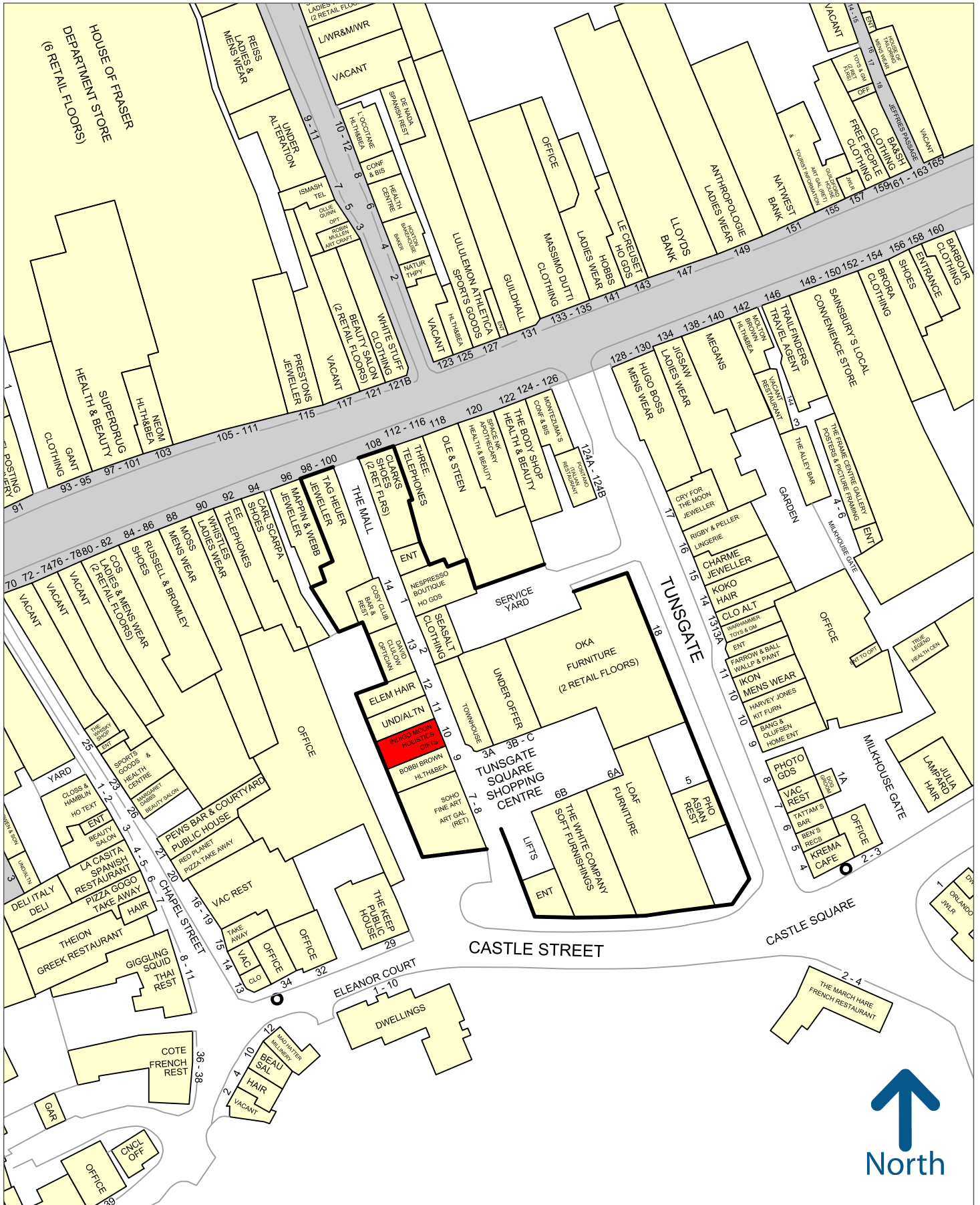
### FURTHER INFORMATION

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### JOINT AGENTS

Bruce Gillingham Pollard  
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50 metres

Experian Goad Plan Created: 22/06/2023  
Created By: AS Retail Property Services Limited



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