



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Rear section in existing retail unit
Would suit Retail / Office
2,573 sq ft (239.03 sq m)

170 HIGH STREET, GUILDFORD, SURREY GU1 3HW

LOCATION

The property forms part of a Grade 2 listed building at the top end of the pedestrianized High Street. The rear first floor is accessed from a shared entrance with Jacks of London from the High Street.

THE PROPERTY & ACCOMMODATION

The unit is open plan with a galleried area at both ends of the first floor with a separate staff meeting room. Access is from internal stairs. The accommodation provides the following approximate areas:

AVAILABLE	SQ FT	SQ M
First Floor retail	1,224	113.71
Galleried Area	729	67.72
Staff room	620	57.60
Total	2,573 sq ft	239.03 sq m

There is access to a disabled toilet and additional toilet on the first floor.

TERMS

Available on a new sub lease for a term to be. VAT is chargeable on the rent. Electricity costs will be separately metered.

RENT

The first-floor rear at £50,000 per annum.

EPC

Available upon request.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING ARRANGEMENTS

Strictly with the sole agents Owen Isherwood.



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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