

Kingstons

Commercial Property Consultants
Telephone (01483) 572999

DUE TO PROPOSED EXPANSION GUILDFORD TOWN CENTRE SHOP TO LET

592 sq ft (55 sq m) GIA



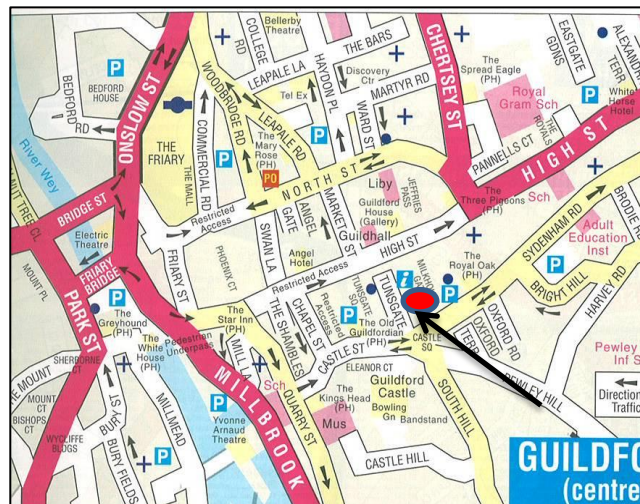
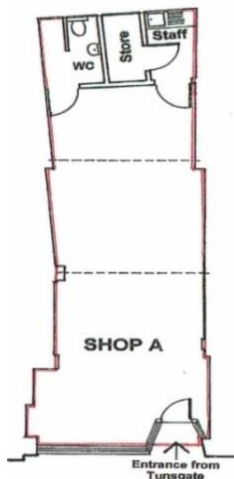
LOCATION:

The shop is located on the eastern side of the Tunsgate pedestrianised area, opposite the new Tunsgate Quarter and two-minutes' walk from Guildford Castle with its landscaped gardens. The property is 100 metres from the historic cobbled High Street.

*Kingstons is the trading name of Kingstons (Guildford) Limited Registered in England and Wales No. 6204957
at 1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU Tel: 01483 572999 Website: www.kingstons.net*

Whilst these details are believed to be correct, their accuracy is not guaranteed. Interested parties must satisfy themselves with respect to all information provided. These details do not constitute, or form part of, an offer or a contract. Prices and rentals are subject to VAT where applicable. Services – The agents have not carried out tests on the mechanical, electrical or other services affecting the property. Intending purchasers or lessees must satisfy themselves independently as to the condition.

Local retailers are OKA, Cry for the Moon Jewellers, Rigby & Peller, Kalm Kitchens, London Camera Exchange, Farrow & Ball, Bang & Olufson, Harveys Kitchens, Crema Coffee and Ben's Collector's Records. Also opposite the property is the new Pho Vietnamese Street Food restaurant.



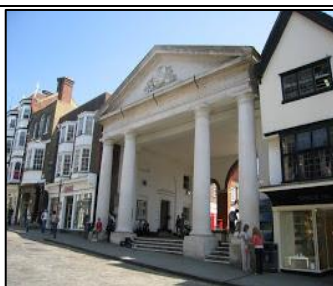
DESCRIPTION:

The property is in a good condition and in the hub of a close busy retail community.

ACCOMMODATION:

The accommodation is arranged on the ground floor and has been measured on a gross internal area basis as follows:

Frontage	4.3m	14' 1"
Built Depth	14.460 m	47' 5"
Ground Floor Area	55 sq m	592 sq ft



Entrance to Tunsgate & pedestrianised area from High Street

The property has an Energy Performance Certificate Rating of B47.

LEASE & RENT:

The property is available by way of an assignment of a lease expiring 19th June 2024. The passing rent is £30,000 per annum exclusive.

Permitted Use

Depending on the proposed use of the shop, consent may be required from the Landlord. Further details available from the agents.

RATES

According to the Valuation Office website the current Rateable Value is: **Ground Floor Shop - £21,500 described as Shop & Premises.** The Uniform Business Rate from 1st April 2019 will be 49.1p in the £. Further information can be obtained by contacting Guildford Borough Council Valuation Office (Tel: 0330 123 0081).

LEGAL COSTS:

The incoming tenant to pay half the Superior Landlord's legal fees.

FURTHER INFORMATION & VIEWINGS: Please contact the joint letting agents:



Contact: Derek Corden
Tel: 01483 572999
Mobile: 07905 419796
Email: derek@kingstons.net

Contact: George Musgrave
Tel: 01483 450115
Mobile: 07841 372 888
Email: george@owenshopp.co.uk

