

**RETAIL UNIT IN  
GUILDFORD TOWN CENTRE  
TO LET**



*Three Times Winner of the Surrey Property Awards "Best Commercial Agent"*



**3 CHAPEL STREET, GUILDFORD, GU1 3UH**

Rarely Available - By Way of a New Lease

Guildford Town Centre

Character Retail Unit

747 sq ft (including Basement of 258 sq ft)



Owen Shipp Chartered Surveyors  
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

[www.owenshipp.co.uk](http://www.owenshipp.co.uk)

### 3 CHAPEL STREET, GUILDFORD, SURREY, GU1 3UH

#### Location

The premises are situated in Guildford town centre close to Guildford High Street and the Castle Grounds. Nearby occupiers include: Cote Bistro, Giggling Squid, ASK Italian and Fired Earth as well as small independent retailers and restaurant premises. Guildford Mainline Station is approximately 0.5 miles away.

#### Description

The premises comprise a well presented lockup retail unit with basement. There is spot lighting, wood laminate floor and air conditioning at Ground Floor level with fluoro strip lighting and solid floors within the basement space.

#### Accommodation

Retail Area	45.36 sq m	488.25 sq ft
Store / WC	24.00 sq m	258.33 sq ft
<b>Total Area</b>	<b>69.36 sq m</b>	<b>746.58 sq ft</b>

#### Rent

£39,000 p.a. for a new lease on terms to be agreed.

#### Rates

Rateable Value: £25,750  
Rates Payable: £12,797.75 (2016 / 2017)

#### Legal Costs

Both parties to bear their own legal costs .

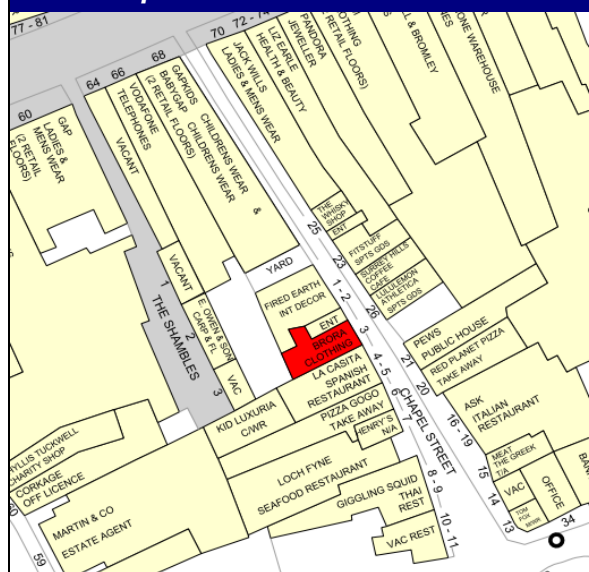
#### Energy Performance Certificate

To be assessed.

#### Photo



#### Goald Map



#### Viewing

Strictly by appointment with the sole agents.



*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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