

TOWN CENTRE PERFORMING ARTS THEATRE TO LET



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



ELECTRIC THEATRE, ONSLOW STREET GUILDFORD GU1 4SZ

Landmark Town Centre Building

6,035 sq. ft. Net Internal Area

Extensive Basement Storage with Stage Lift and Workshops

Close to Guildford High Street and Mainline Station

10 On-Site Parking Spaces



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

www.owenshipp.co.uk

ELECTRIC THEATRE, GUILDFORD, GU1 4SZ

Location

The Electric Theatre is prominently located within the Guildford Town Centre one-way system, on Onslow Street, immediately adjoining the banks of the River Wey. Both Guildford mainline station and the High Street are within close walking distance.

The Rodboro buildings, YMCA and the Friary Centre are all located in the immediate vicinity of the Electric Theatre. Nearby occupiers include the Academy of Contemporary Music, Stevens & Bolton LLP and Jamie's Italian.

Description

This property was originally constructed as an electricity works in the early part of the 20th Century. In the 1990s the building was converted into a Theatre with an extension at the ground, first and second floor levels.

The property comprises an open plan entrance lobby which encompasses a café/bar; the main theatre, with retractable seating for 210 people; ancillary offices and changing rooms; rehearsal space and basement storage/stage lift and workshop areas.

Accommodation

The Net Internal Area is approximately as follows:

Lobby and Café:	175.5 sq. m. 1,889 sq. ft.
Theatre:	262.6 sq. m. 2,827 sq. ft.
Ancillary Offices:	122.6 sq. m. 1,320 sq. ft.
Total:	560.7 sq. m. 6,035 sq. ft.
Basement:	266.9 sq. m. 2,873 sq. ft.

Rent

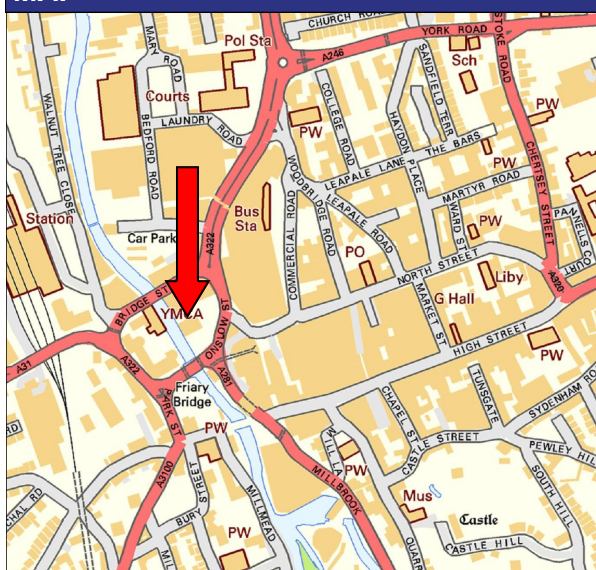
£125,000 per annum

This property is not elected for VAT

Tenure

This property is available for a lease length to be agreed with a 5 yearly rent review pattern. The current use class is **Sui Generis**, all tenancy proposals will be subject to assessment for change of use.

MAP



Rates

Rateable Value: £21,000

Rates Payable: £10,353 (2015/2016)

EPC

Rating: B

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

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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