

PROMINENT POSITION



NEW LEASE

GROUND FLOOR CLASS 'E' PREMISES TO LET

537 sq ft (50 sq m) approx.



NO. 6 • LONDON ROAD • GUILDFORD • SURREY • GU1 2AF

LOCATION:

The subject premises are located with direct frontage to London Road being situated directly opposite G-Live entertainment Centre. Nearby occupiers include Co-op, Richer Sounds, Foxtons, Haart Estate Agents, KFC, Subway, Mail Boxes ETC and Cancer Research UK.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

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- DESCRIPTION:** The premises comprise ground floor retail/offices premises extending to some 537 sq ft approx. together with kitchenette and WC facilities.
- ACCOMMODATION:** *(All areas /sizes quoted are approx.)*
Ground floor Office/Retail: 537 sq ft (50 sq m)
Incl. Kitchen and WC Facilities.
- TERMS:** The premises are available by way of a new lease for a period to be agreed.
- RENT:** **£35,000.00** per annum exclusive.
- VAT:** VAT will apply.
- LEGAL COSTS:** Each party to bear their own legal and professional costs'
- BUSINESS RATES:** Rateable Value: £28,750.00 'Shop & Premises'.
Rates payable: £14,346.25 per annum approx.
- VIEWING:** Viewing strictly by prior appointment through the **Sole Agents:**



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NOTE:

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