



RETAIL

Voted Best Commercial Agency – Surrey Property Awards 2012

PROMINENT SHOP PREMISES WITH UPPER PARTS TO LET

1,050 sq ft (97.53 sq m) approx



10-12 CHERTSEY STREET
GUILDFORD • SURREY • GU1 4HD

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

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10-12 CHERTSEY STREET

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LOCATION:

The premises are located within Guildford town centre within easy walking distance of the High Street. Guildford is a bustling town with a wide selection of retailers, restaurants, cafes and bars. Guildford benefits from being located approximately 30 miles south west of London and has good road links connecting to the A3 London to Portsmouth trunk road and in turn the national motorway network at J10 of the M25

DESCRIPTION:

The property comprises ground and first floor retailing space with additional storage capacity in both the basement and the upper parts. The property is located in a prominent position close to Guildford High Street and comprises the following approximate areas and dimensions:-

Basement:	Not Measured	
Ground Floor:	412 sq ft	(38.27 sq m)
First Floor:	422 sq ft	(39.20 sq m)
Second Floor:	216 sq ft	(20.06 sq m)
Total	1050 sq ft	(97.53 sq m)

LEASE TERMS:

The property is available by way of either lease assignment (5 years remaining), or, a new lease for a term to be agreed

RENT:

£35,000.00 per annum exclusive

RATES:

The property is assessed as follows:

Description:	Shop and premises
Rateable Value:	£17,750.00
Rates Payable:	£8,537.75 approx for the 2014/15 year

LEGAL COSTS:

Each party to bear their own professional and legal costs

VIEWING:

The premises are available to view strictly by prior appointment through the Sole Agents



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NOTE:

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