

*Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015*

## GROUND FLOOR LOCK-UP SHOP TO LET

*524 sq ft (48.66 sq m) approx.*



### 264 SOUTHWAY

**PARK BARN • GUILDFORD • SURREY • GU2 8DY**

#### LOCATION:

The property is located on an established neighbourhood shopping parade in Park Barn, Guildford, a residential area on the outskirts of Guildford town centre. Nearby occupiers include Nisa Local and William Hill.

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

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# 264 SOUTHWAY

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**DESCRIPTION:** The premises comprise a ground floor lock-up shop.

Shop Width 4.60 m  
Built Depth 10.58 m  
Retail Area 48.66 sq m (524 sq ft)

Capped-off services and rear fire escape.

**RENT:** £12,000.00 per annum exclusive.

**TERMS:** The property is available by way of a new full repairing and insuring lease for a term to be agreed.

**VAT:** The premises are NOT elected for VAT.

**LEGAL COSTS:** Each party to bear its own legal and professional costs.

**RATES:** Description: Shop and premises  
Rateable Value: £5,800.00  
Rates Payable: £2,282.60 for the year 2016/17

\*100% Small Business Rate Relief may be available

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



James Gray  
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**NOTE:**

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## Energy Performance Certificate Non-Domestic Building



264, Park Barn Parade  
Southway  
GUILDFORD  
GU2 8DY

**Certificate Reference Number:**  
0220-8905-0364-0810-1070

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 87

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	49
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	219.6
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:

40 If newly built

105 If typical of the existing stock

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