



## UNIQUE -ART DECO- SHOWROOM PREMISES

*plus forecourt parking*

**TO LET [NEW LEASE]**

*2,300 sq ft (213 sq m) approx*



**60 EPSOM ROAD**

**GUILDFORD • SURREY • GU1 3PB**

### **LOCATION:**

The property is situated on the main Epsom Road close to its junction with a short distance from the Town Centre and hence only 200m from capital of Surrey's historic Guildford High Street. The property is well located for the A3 (London - Portsmouth Road) which is approximately one mile distant and provides fast access to the M25 (Junction 10) and hence the national motorway network.

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# 60 EPSOM ROAD

GUILDFORD • SURREY • GU1 3PB

## DESCRIPTION:

The property was originally built in 1933 in the very distinctive Art Deco style and was rebuilt as a car showroom with apartments above in 2008 and was short listed for the The Guildford Design Awards in 2009. The property is presently occupied by Fairway Trading.

The showroom comprises a gross internal floor area of some 2,300 sq ft. Internally the showroom is very contemporary and modern being highly insulated, centrally heated with a separate office and kitchen, storage room and cloakroom. Additionally there is spotlighting throughout in addition to central fluorescent lighting and both an intruder and fire alarm system.

To the outside there is limited forecourt parking for 2-3 vehicles



**ACCOMMODATION:** [all areas are approx and are Gross Internal]

Ground floor showroom - 2,300 sq ft approx

*Office*

*Storeroom*

*WC facilities*

## PLANNING:

The property has been used for motor car servicing and sales for many years. It is therefore probable that any other type of retail use will require planning consent. All interested parties are invited to make their own planning enquiries to the local authority. Telephone Guildford Borough Council on 01483 505050.

## TERMS:

The property is available To Let by way of a new lease for a term to be agreed.

## RENT:

**£35,000.00** per annum exclusive

## VAT:

The premises have been registered for VAT and this will be charged on the sale price/rent.

## RATES:

£8,068.00 per annum approx

*[£16,500.00 Rateable Value - car showroom and premises]*

## LEGAL COSTS:

Each party to pay their own legal costs.

## VIEWING:

Strictly by prior appointment through the **Sole Agents:**



Andrew Russell

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