

Preliminary Details

FOR SALE OR TO LET

RETAIL OPPORTUNITY - A1 Use

- *Nearby Retailers include M&S, Lloyds Bank, Boots & Martin's*
- *Ample Street Parking and Public Parking 50 yards away*
- *Gross Internal Area Approx 1162 sq.ft.*



**Unit 3 251 - 263 EPSOM ROAD
MERROW • GUILDFORD • SURREY • GU1 2RE**

£295,000.00 or £25,000.00 per annum

Please contact Joint Agents:

GASCOIGNES & PHILIP COMMERCIAL

Rod Walmsley on 01483 538131 E: rod@gascoignes.com Andy Russell E: andy@gascoignes.com

Peter Rands 01483 302233 E: peterrands@philipcommercial.co.uk

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