

RETAIL PREMISES WITH A2 PLANNING USE

1,243 sq ft (115 sq m) approx

TO LET



1 EPSOM ROAD

GUILDFORD • SURREY • GU1 2AF

LOCATION:

The subject premises are situated in a prominent position, in close proximity to Foxtons, Hidden Hearing, Haart and Gascoigne Pees. Additionally, the property is adjacent to the new Civic Hall and a large hotel complex.

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

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

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ACCOMMODATION: The premises provide the following approximate dimensions and net internal floor areas:-

Ground Floor Sales	50.07 sq m	539 sq ft
First Floor Ancillary	39.35 sq m	423 sq ft
Second Floor Ancillary	26.10 sq m	281 sq ft

TENURE: The property is available on a new sublease for a term expiring 24th March 2014. There is an outstanding rent review from March 2009. Further details available upon request.

RENT: **£34,000.00 per annum** exclusive of rates, service charge and VAT (if applicable).

BUSINESS RATES: Rateable Value £34,000.00
UBR (2010/2011) 41.40p
Rates Payable (per annum) £14,076.00

Interested parties should verify these figures with Guildford Borough Council (telephone - 01483 444 872)

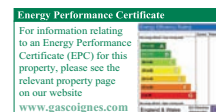
VIEWING: Strictly by prior appointment through the **Joint Sole Agents:**



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NOTE:

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