



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Town Centre Retail Unit
2,952 sq. ft / 274.2 sq. m

224 High Street, Guildford, Surrey GU1 3JD

LOCATION

Situated in a good trading location opposite Toni & Guy and adjacent to Skin Spirit, Sofa.com whilst close to Fired Earth, Knight Frank, Smidt Kitchens.

ACCOMMODATION

Arranged on ground, first and second floors. This a grade 2 listed building of character offering excellent sales areas on both ground and first floors with ancillary stores and offices at second floor levels.

Internal Width	26'2"	7.97m
Shop Depth	44'8"	13.61m
Ground Floor Area	1042 sq. ft	96.8 sq. m
First Floor Sales/Storage	1384 sq. ft	128.6 sq. m
Second Floor	479 sq. ft	44.5 sq. m

LEASE

A new full and repairing lease is available for a term of 10 years with an upward only rent review at the 5th year.

RENT

£70,000 per annum exclusive of rates & VAT (if applicable).

RATES

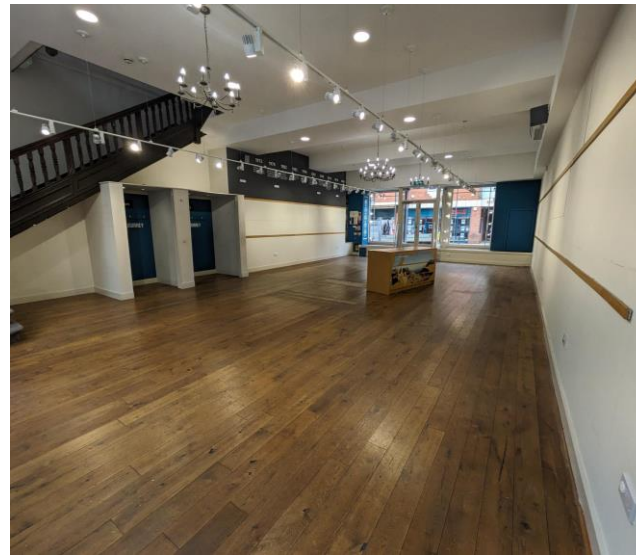
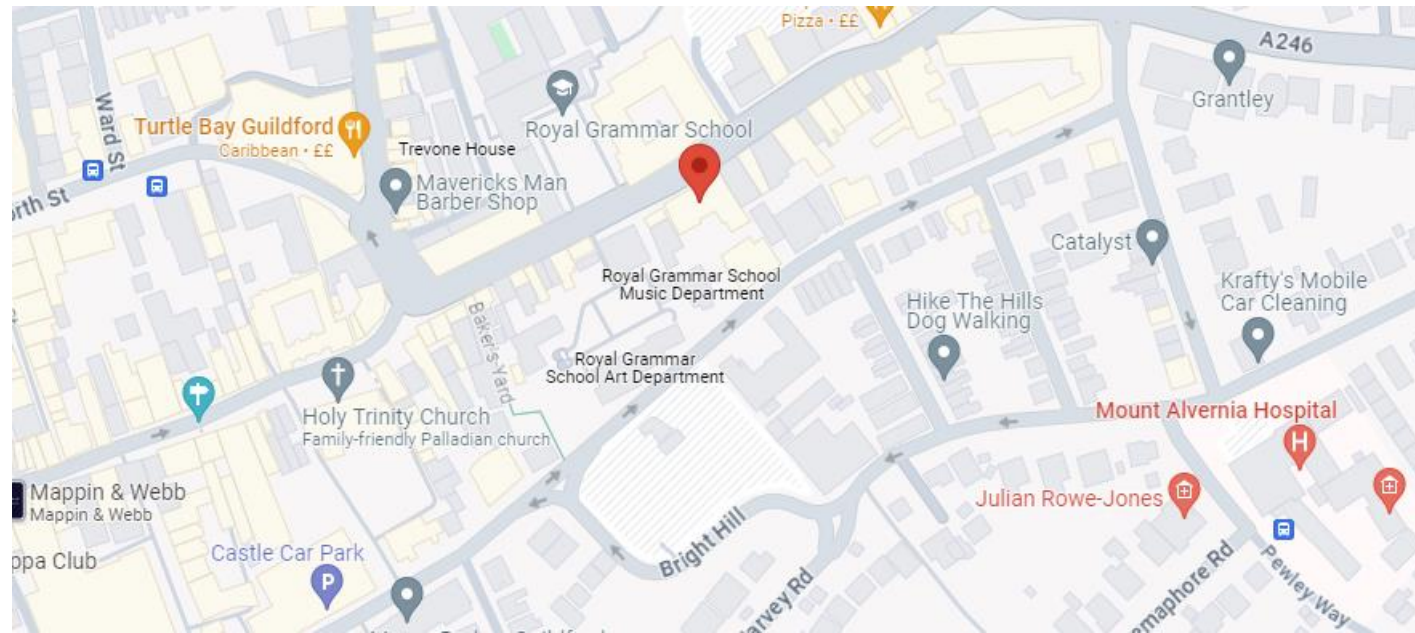
Rateable Value: £75,000

Rates Payable: £38,400 per annum

Interested parties should check their eligibility for a 75% reduction in business rates until April 2025.

LEGAL COSTS

Each party to bear their own legal costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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EASTGATE GARDENS

HIGH STREET

SYDENHAM ROAD

CHANNY PLACE

57 - 65 WESTMINSTER COURT

PILGRIMS COURT

224 ROHAN

222 VACANT BANK/FINANCIAL

218 SOFA.COM FURNITURE

220 OXFAM BOOKS CHARITY SHOP

228 THERAPIE CLINIC BEAUTY SALON

240 SCHMIDT KITCHENS

242 NEVILLE JOHNSON INT DECOR

244 - 246 SAVILLS ESTATE AGENT

248 YORKSHIRE BUILDING SOCIETY

252 VACANT

258 CANCER RESEARCH UK CHARITY SHOP

260 - 262 SHAH'S SECRETO INDIAN RESTAURANT

266 KFC SANDWICH BAR

270 JOHN CARNE HAIRDRESSING

272 ZIZZI ITALIAN RESTAURANT

274 CARMONA RESTAURANT

276 HOWARD MORLEY & SONS ESTATE AGENT

278 ESQUIRES COFFEE SHOP

280 FOXTONS ESTATE AGENT

282 HART ESTATE AGENT

284 HEARINGS

OFFICE

EASTGATE COURT

TONI & GUY HAIR

201 - 205

197 - 199 KNIGHT FRANK ESTATE AGENT

195 STARBUCKS COFFEE SHOP

OFFICE

215 STRUT & PARKER ESTATE AGENT

217 SEYMOURS ESTATE AGENT

219 VACANT RESTAURANT (2 RETAIL FLOORS)

221 VACANT BANK/FINANCIAL

223 V&M TOB

227 PHYLIS TUCKWELL CHARITY SHOP

229 LEADERS ESTATE AGENT & ROMANS ESTATE AGENT

231 PIZZA EXPRESS RESTAURANT

233 ENT

235 TACO BELL FID REST

237 PIZZAEXPRESS RESTAURANT

239 OXFAM CHARITY SHOP

241 VACANT

243 VACANT

245 VACANT

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439 VACANT

80 THE ALBANY PUBLIC HOUSE

DWELLINGS

DWELLINGS

DWELLINGS

OFFICE

GARAGES

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WHSE

MOORE ACCT

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