



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET &  
FOR SALE**

Town Centre Class "E" Unit with Development Potential

766.07 Sq. ft. (71.27 sq. m.)

39 Castle Street, Guildford, GU1 3UQ



## LOCATION

Forming part of Guildford's historical Castle Street at the heart of the Town, 39 Castle Street is situated next to the local High Street, enjoying the immediate shopping, restaurant and nightlife amenities available nearby. The Street is accessible by car, with Castle Street and Tunsgate car parks nearby. The town itself enjoys good bus and National Rail links.

## DESCRIPTION

Formed over two floors, these office premises have the benefit of a self-contained ground floor shopfront and entrance preserved as part of a conservation area. Benefitting from sash windows on three sides of both floors, ample light is provided throughout the property which is separated into five offices throughout – two on the ground floor (with a large shopfront style entrance) along with two WC units, and three offices upstairs. There is potential subject to planning converting into residential use, with further potential to convert the roof void.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Ground floor	402.25	37.47
First Floor	363.82	33.8
Total (NIA)	766.07	71.27

1 parking space to be demised with the premises.

## ASKING PRICE/RENT

Freehold Purchase: £350,000

Letting: £17,500 pax

## RATES

Rateable Value: £11,250

Eligible for small business rate relief.

## EPC

E- 125

## COSTS

Each party to bear their own 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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## CONTACT

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**Internal Plans**  
**39 Castle Street, Guildford, GU1 3UQ**  
**(For illustrative purposes only – not to scale)**

