



Guildford

204 London Road GU4 7JS

- A1/A2 Unit To Let
- Busy Neighbourhood Parade
- Aldi, Cook and McColls nearby.

Location

The premises are located in an established retail parade on the London Road (A3100) in Burpham, located approximately 1.5 miles from Guildford town centre.

Kingpost parade is an established retail location which benefits from ample dedicated parking. Multiple retailers in the vicinity include Aldi, Cook (Frozen Foods), McColls and in addition a large variety of local retailers as well as a number of restaurants/takeaways.

Description

The premises form part of a three storey terraced property providing both retail and residential accommodation. The premises comprise of a lock up shop arranged on the ground floor only, with the added benefit of being able to be serviced from the rear.

| | | |
|---------------------------------------|-----------------------------|-------------------|
| Internal width max | 8.5 m | 27' 11" |
| Internal width min | 6.6 m | 21' 8" |
| Ground Floor Sales | 67.5 m ² | 727 sq ft |
| Ground Floor Office/ Ancillary GIA | 63.02 m ² | 678 sq ft |
| Total | 130.52 m² | 1405 sq ft |

There is potential to extend the sales area and reducing the office content by the way of non-structural alterations to premises.

Terms

The Premises are held on a 10 year effectively FRI lease expiring on 29 January 2025 subject to review and a tenant's option to break on 29 January on 2020.

Rent

£33,000 p.a.x.

Premium

Offers invited.

Use

A1/A2.

Rates

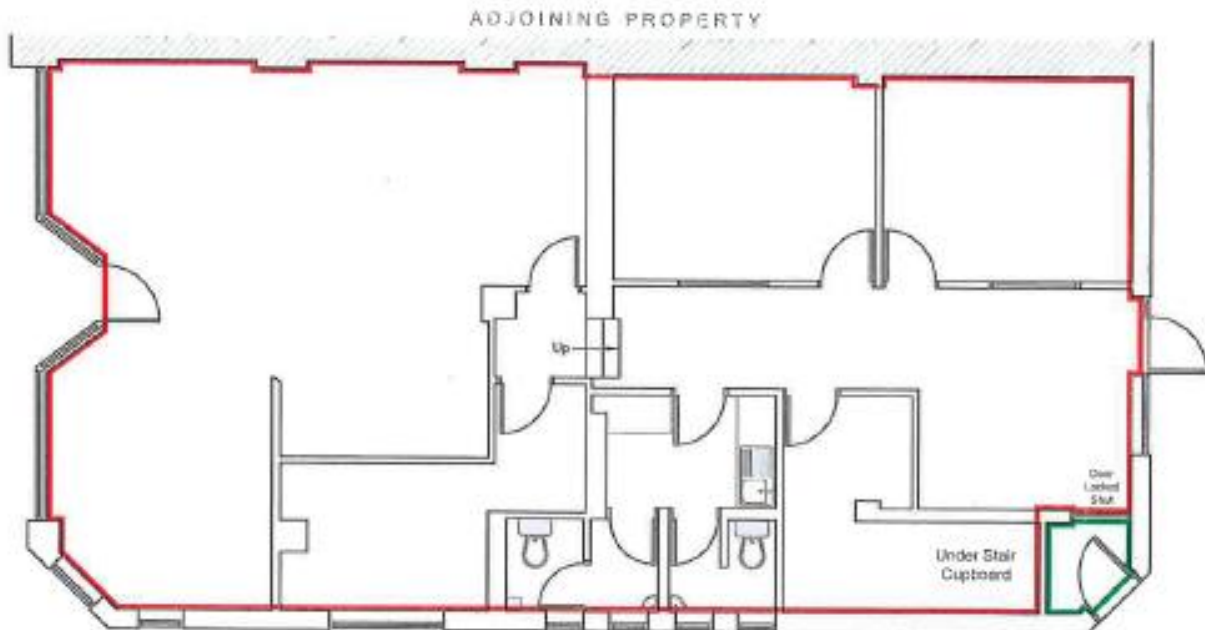
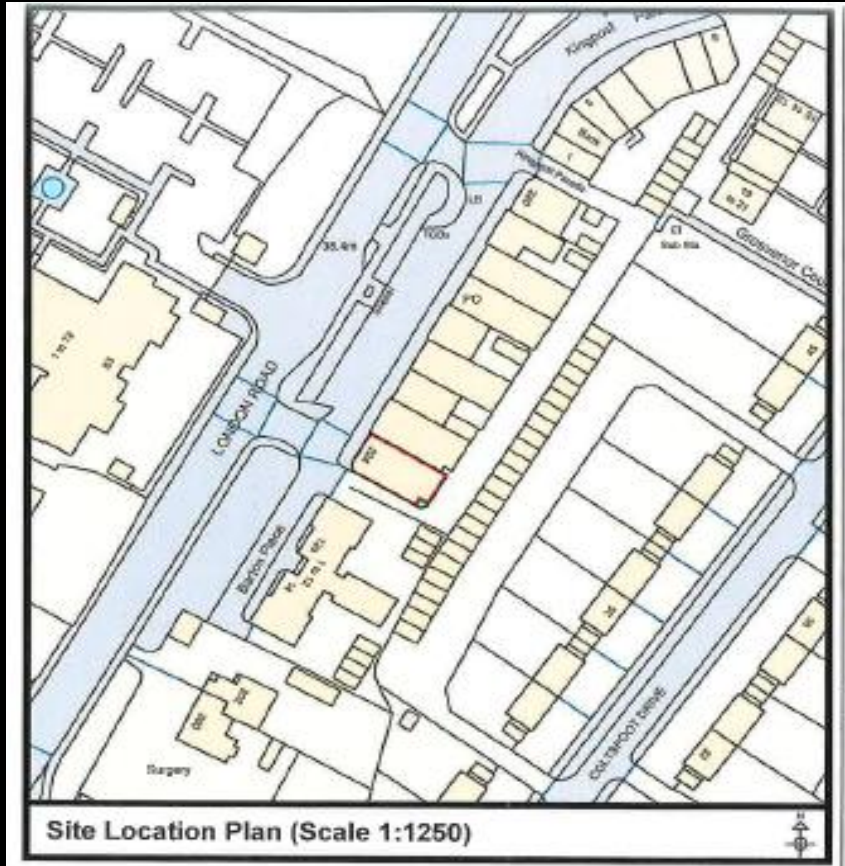
Rateable Value £18,750.
Rates Payable 2016/2017 £ 9,188.

Viewing and Further Information

Please contact the sole agent:

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MISREPRESENTATION ACT

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