



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

EXCELLENT CLASS 'E' SHOP PREMISES
Would suit Retail, Office or Restaurant Use)
3,000 sq ft (278.71sq m)

222 HIGH STREET, GUILDFORD, SURREY GU1 3JD

LOCATION

The property forms part of a Grade 2 listed building with attractive elevations of brick and Georgian fenestration. The shop is immediately adjacent to Rohan and Skin Spirit whilst only a door away from Sofa.com and opposite Starbucks and Toni & Guy.

THE PROPERTY & ACCOMMODATION

The property is approached from steps surrounded by an attractive wrought iron railing and is arranged on basement, ground, first and second floors with the following approximate dimensions and areas:

AVAILABLE	SQ FT	SQ M
Internal width	19 ft 7 in	5.87 m
Shop depth	51 ft 3 in	15.62 m
Ground floor area	1,150 sq ft	106.84 sq m
Kitchen	25 sq ft	2.30 sq m
Basement storage	300 sq ft	27.87 sq m
1 st floor area	800 sq ft	74.32 sq m
2 nd floor area	725 sq ft	67.35 sq m
Rear 2-tiered external patio area		

TERMS

A new full repairing and insuring lease is available for a term to be agreed, subject to upward only rent reviews every 5 years.

RENT

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

RATES

Rateable Value to April 2023: £64,000
Rateable Value from April 2023: £60,500
Rates Payable (23/24): £30,976 pa

EPC

Available upon request.

LEGAL COSTS

Each party to bear their own legal costs

VIEWING ARRANGEMENTS

Strictly with the sole agents Owen Isherwood.



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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