



Owen  
Isherwood  
CHARTERED SURVEYORS

TO LET

Town Centre A3/A5 Unit

1,271.4 sq ft ( 118.12 sq m)

22 Chertsey Street, Guildford, GU1 4HD

## LOCATION

The property is located on Chertsey Street, close to the shops and restaurants just off the High Street. The property is located opposite Turtle Bay and TGI Fridays and lies in-between The Beauty Spot and Banham's. Other occupiers along Chertsey Street include Sewmasters, Mavericks barbers and Aston Matthews bathrooms. Guildford mainline station is located 0.5 miles away (10min walk).

## DESCRIPTION

The subject property is current fit out as a kebab shop with shop frontage and counter and the rear containing the cooking area, prep area and fridge freezers as well as a staff WC and rear access. The upper parts are formed of three office/storerooms, a breakout area and an additional staff WC.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
GF Retail	810	75.3
FF Office/Store	461	42.9
Total	1,271	118.2

## RENT

£57,500 per annum

## RATES

Rateable Value: £23,250

Rates Payable (21/22): £11,392.50

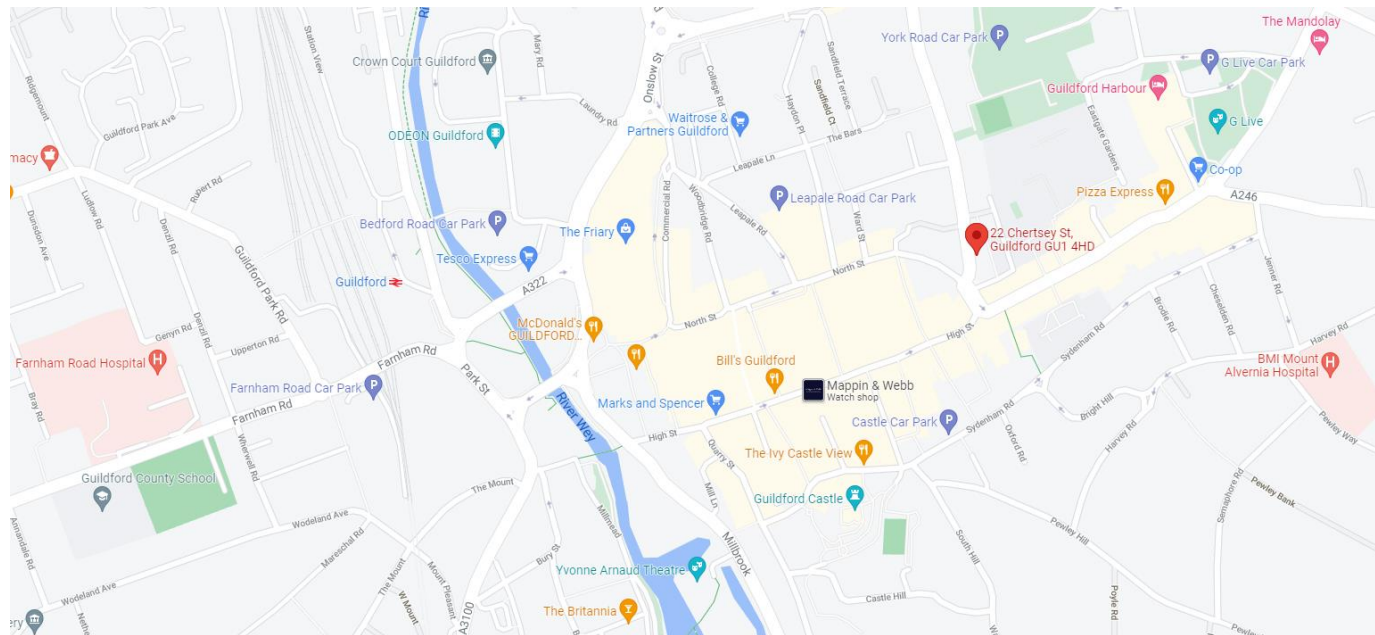
Small Business Rates Applicable for eligible occupiers.

## EPC

To Be Assessed

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



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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