

**TOWN CENTRE SHOP  
TO LET**

**Owen Shipp**  
COMMERCIAL

**01483 450115**

**[www.owenshipp.co.uk](http://www.owenshipp.co.uk)**

**EGi's Most Active Dealmaker - Surrey 2016/17**



**UNIT 2, CASTLE CAR PARK, MILKHOUSE GATE  
GUILDFORD GU1 3RW**

Single Storey Modern Retail Unit

**43.9 sq. m. / 473 sq. ft.**

Available on a New Lease

Excellent Retailing Position Just off High Street

Owen Shipp Commercial  
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH  
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**UNIT 2, CASTLE CAR PARK, MILKHOUSE GATE, GUILDFORD GU1 3RW**

**Location**

The premises is located in Guildford Town centre on Milkhouse Gate, a pedestrianized alleyway between Guildford High St and Sydenham Road, in the north west corner of the Castle Car Park building.

This shop is accessible from the High Street via an entrance alongside Moulton Brown.

**Description**

This property offers an open retail space arranged on the ground level. It benefits from prominent return frontage offering ample natural light into the premises.

The shop is currently arranged as a hairdressing salon. It has tiled flooring, halogen spot lighting and wall mounted radiators. Beyond the retail space there is a kitchenette and single WC.

**Accommodation**

The useable floor area is approximately:

<b>Ground Floor</b>	
Retail Space	40.6 sq. m. / 437 sq. ft.
Kitchenette	3.3 sq. m. / 36 sq. ft.
WC	
<b>Total area</b>	<b>43.9 sq. m. / 473 sq. ft.</b>

**Planning**

Currently A1 Retail Use

**Rent**

£14,000 per annum exclusive.

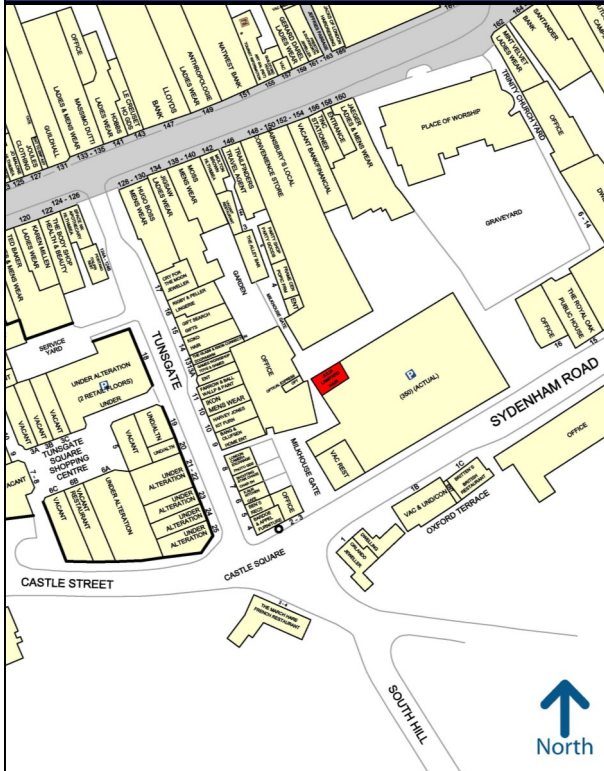
**Lease**

The premises is available on a new lease for a term to be agreed.

**Rates**

Rateable Value: £9,500  
 Rates Payable: £4,427 (2017/2018)  
**100% Small Business Rate Relief may be available for eligible occupiers.**

**Map**



**EPC**

Rating: C- 68

**Legal Costs**

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

**Viewing**

Strictly by appointment with the sole agents:



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*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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