

RETAIL UNIT WITH OFFICES TO LET



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EGi's Most Active Dealmaker - Surrey 2018/19



**12A WORPLESDON ROAD, WOODBRIDGE HILL,
GUILDFORD, GU2 9RW**

Landlords Contributions Towards Fit-Out Works Available

Ground Floor Retail with Office and Storage Space Included

Suitable for a Variety of Users (Subject to Planning)

Flexible Lease Terms Available

2 Parking spaces included to rear

162.41 sq m / 1,748 sq ft



Owen Shipp Commercial
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU

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Location

The property is located within a prominent local parade along the Southern end of Worpleston Road, less than a mile from the A3 access at Cathedral Hill and two miles from Guildford Town centre. The unit is slightly set back from the road and benefits from a forecourt area to the front as well as two parking spaces to the rear.

Description

The premises are formed of a ground floor retail space, formerly trading as Barclays Bank, with office accommodation to the rear and a basement vault storage below. The upper parts are accessed via an internal staircase to the rear and are formed of additional ancillary office and storage space.

Accommodation

The accommodation is approximately as follows:

Ground Floor

Shop	76.42 sq m / 823 sq ft
Office	13.72 sq m / 148 sq ft

First Floor

Office	18.4 sq m / 198 sq ft
Storage	7.99 sq m / 86 sq ft

Second Floor

Storage	30.8 sq m / 332 sq ft
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Basement

Storage	15.08 sq m / 162 sq ft
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Total	162.41 sq m / 1,748 sq ft
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Rent

Price on Application

Lease

The premises are available on a flexible sub-letting basis or on a new lease, with terms to be agreed, subject to approval from the Freeholder.

Rates

Rateable value: £14,250
Rates Payable: £6,840 (2018/19)

Location



Internal



EPC

Rating: D - 80

Legal Costs

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

Viewing

Strictly by appointment with the sole agents:



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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