

**GROUND FLOOR  
A1 RETAIL PREMISES  
TO LET**



**EGi's Most Active Dealmaker - Surrey 2018/19**



**26 MADRID ROAD, GUILDFORD, GU2 7NU**

Prominent Frontage on Busy Thoroughfare

Parking to the Front

Good Internal Condition

100% Small Business Rates Relief Available

**56.35 sq. m. / 606.59 sq. ft.**



Owen Shipp Commercial  
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU  
[www.owenshipp.co.uk](http://www.owenshipp.co.uk)

## 26 MADRID ROAD, GUILDFORD, SURREY, GU2 7NU

### Location

Located on a busy access road into Guildford Town Centre, (0.5 miles away), the Station (0.2 miles away), University of Surrey, Cathedral, Hospital and A3 slip road are all within close vicinity. Guildford is Surrey's principal town with excellent shopping and commercial base.

### Description

26 Madrid Road is a ground floor retail unit with store, kitchenette and WC facilities to the rear.

The retail area is fitted out to a good standard as a convenience store; with wood laminate floor coverings, a suspended ceiling and LED light panels.

Within the rear store area there is a vinyl floor covering rather than wood laminate. One parking space is included within the front forecourt.

### Accommodation

The shop internal area is approximately:

56.35 sq. m. / 606.59 sq. ft.

### Lease

Available on a new lease with terms to be agreed.

### Rent

£15,000 pa plus VAT

### Rates

Rateable Value: £10,500

Rates Payable: £5,040 (2016/17)

**Small business rate relief (SBRR) of 100% is applicable to qualifying tenants.**

### Legal Costs

Both parties to bear their own legal costs incurred in the transaction.

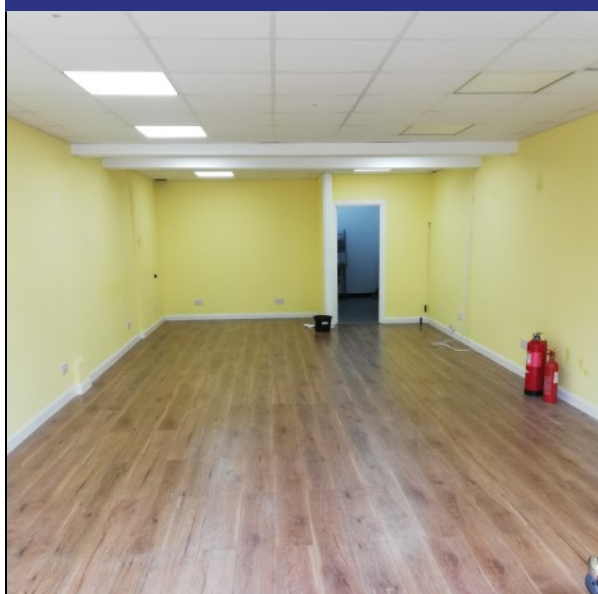
### EPC

Rating: C - 61.

### Map



### Internal Photo



### 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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