



GUILDFORD

UNIT 1 TUNSGATE QUARTER

SUBJECT TO VACANT POSSESSION

LOCATION

This unit sits in a prominent position within the stunning Tunsgate Quarter in the heart of Guildford town centre. Tunsgate Quarter is home to several fantastic quality retail and restaurant brands.

Other retail occupiers in the scheme are **Bobbi Brown**, **Seasalt**, **David Clulow Opticians**, **The White Company** and **Townhouse Nails**. The restaurant element includes **Cosy Club**, **Gails**, **Pho**, **The Ivy** and **Ivy Asia**.

ACCOMMODATION

The unit is fitted and arranged over Ground Floor only. It comprises the following approximate floor areas:-

Ground Floor Sales	1,044 sq ft	97 sq m
Ground Floor Ancillary	516 sq ft	48 sq m

TERMS

The property is available on a new effectively full repairing and insuring lease for a term to be confirmed.

RENTAL

£90,000 per annum exclusive.

SERVICE CHARGE

An annual service charge of £18,249 per annum is payable.

BUSINESS RATES

Rateable Value 2024	£78,500
Rates Payable 2024/2025	£42,861

interested parties are advised to check with the local rating authority.

EPC

This property has an EPC rating of A-19.

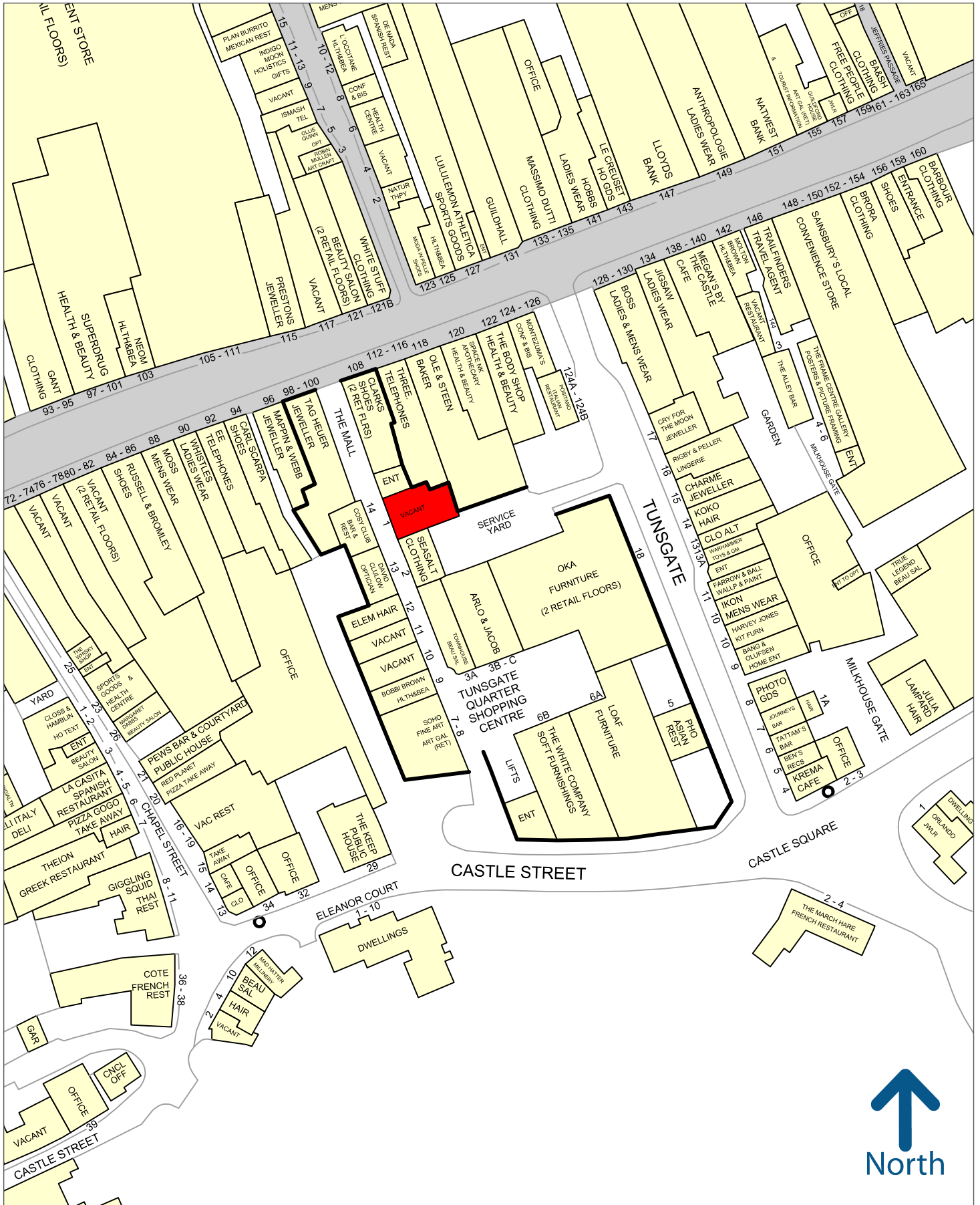
FURTHER INFORMATION

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JOINT AGENTS

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50 metres

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