

TRIPLE FRONTED SHOP TO LET



DESCRIPTION & 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 FRI lease for a term to be agreed.

RENTAL

£90,000 pax.

SERVICE CHARGE

The service charge for the current year is approximately £25,006.

BUSINESS RATES

Rateable Value from April 2026	£54,000
Rates Payable 2026/2027	£23,220

This estimate of Rates payable is based on qualifying Retail, Hospitality and Leisure occupation and does not factor in any transitional relief. Interested parties are advised to seek confirmation of these figures direct with the Local Rating Authority.

EPC

The EPC rating for this unit is B-42.

ANTI MONEY LAUNDERING (AML)

Interested parties may be subject to standard AML checks and may be required to provide certain information – further details on request.

FURTHER INFORMATION

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