

TO LET



GUILDFORD

UNIT 11, TUNSGATE QUARTER

NEWLY FITTED UNIT

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, Elem Hair, David Clulow Opticians, The White Company and Aura Fine Arts**. The restaurant element includes **Cosy Club, Gails, Pho, The Ivy** and **Ivy Asia**.

ACCOMMODATION

The unit is arranged over ground floor only and has been fitted to white box specification. It comprises the following approximate floor areas and dimensions:

Internal Width	16.24 ft	4.95 m
Shop Depth	33.46 ft	10.2 m
Ground Floor Sales	376 sq ft	35 sq m
Ground Floor Ancillary	103 sq ft	9.6 sq m

TERMS

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

RENTAL

£45,000 pax.

SERVICE CHARGE

The service charge for the current year is approximately £7,250.

BUSINESS RATES

Rateable Value from April 2026	To be assessed
Rates Payable 2026/2027	To be assessed

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 to be assessed.

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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