

FITTED HAIR SALON – TO LET



GUILDFORD 12 TUNSGATE QUARTER

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 **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 a high standard by a ladies hair salon, much of the fit out remains. It comprises the following approximate floor areas and dimensions:

Internal Width (max)	17.06 ft	5.2 m
Ground Floor	622 sq ft	57.78 sq m

TERMS

The property is available on a new effectively FRI lease with terms to be agreed.

RENTAL

£35,000 pax.

SERVICE CHARGE

The service charge for the current budget year is approximately £9,306.

BUSINESS RATES

Rateable Value from April 2026	£21,000
Rates Payable 2026/2027	£8,022

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

A new EPC has been requested.

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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