



GUILDFORD

UNIT 10 TUNSGATE QUARTER

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 premises are fully fitted, arranged over Ground Floor only and comprise the following approximate floor areas and dimensions:

Internal Width	14.10 ft	4.52 m
Shop Depth	21.70 ft	6.58 m
Ground Floor Sales	306 sq ft	28.4 sq m
Ancillary	105 sq ft	9.76 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 per annum exclusive.

SERVICE CHARGE

An annual service charge of £6,500 per annum is payable.

BUSINESS RATES

Rateable Value 2025	£17,750.00
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Rates Payable 2025/2026	£8,857.25
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interested parties are advised to check with the local rating authority.

EPC

This property has an EPC rating of A-20.

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.

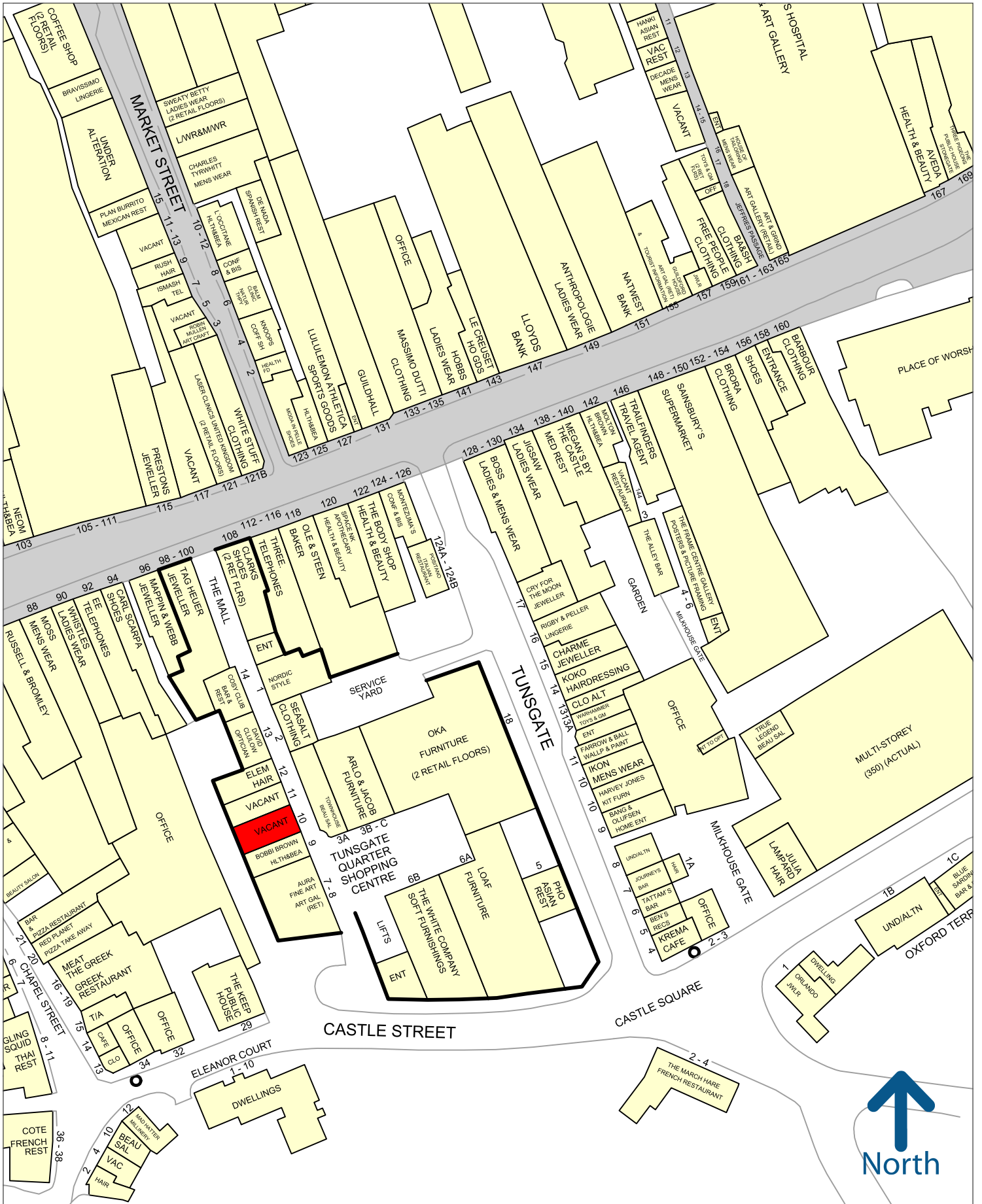
FURTHER INFORMATION

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Experian Goad Plan Created: 07/04/2025
Created By: AS Retail Property Services Limited