



GUILDFORD

UNIT 11 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, 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 in shell specification on the Ground Floor only and comprise the following approximate floor areas and dimensions:

Internal Width	16.24 6ft	4.95 m
Shop Depth	33.46 ft	10.2 m
Ground Floor Sales	542 sq ft	50.35 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 £6,000 per annum is payable.

BUSINESS RATES

Rateable Value 2025 To be assessed

Rates Payable 2025/2026

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.

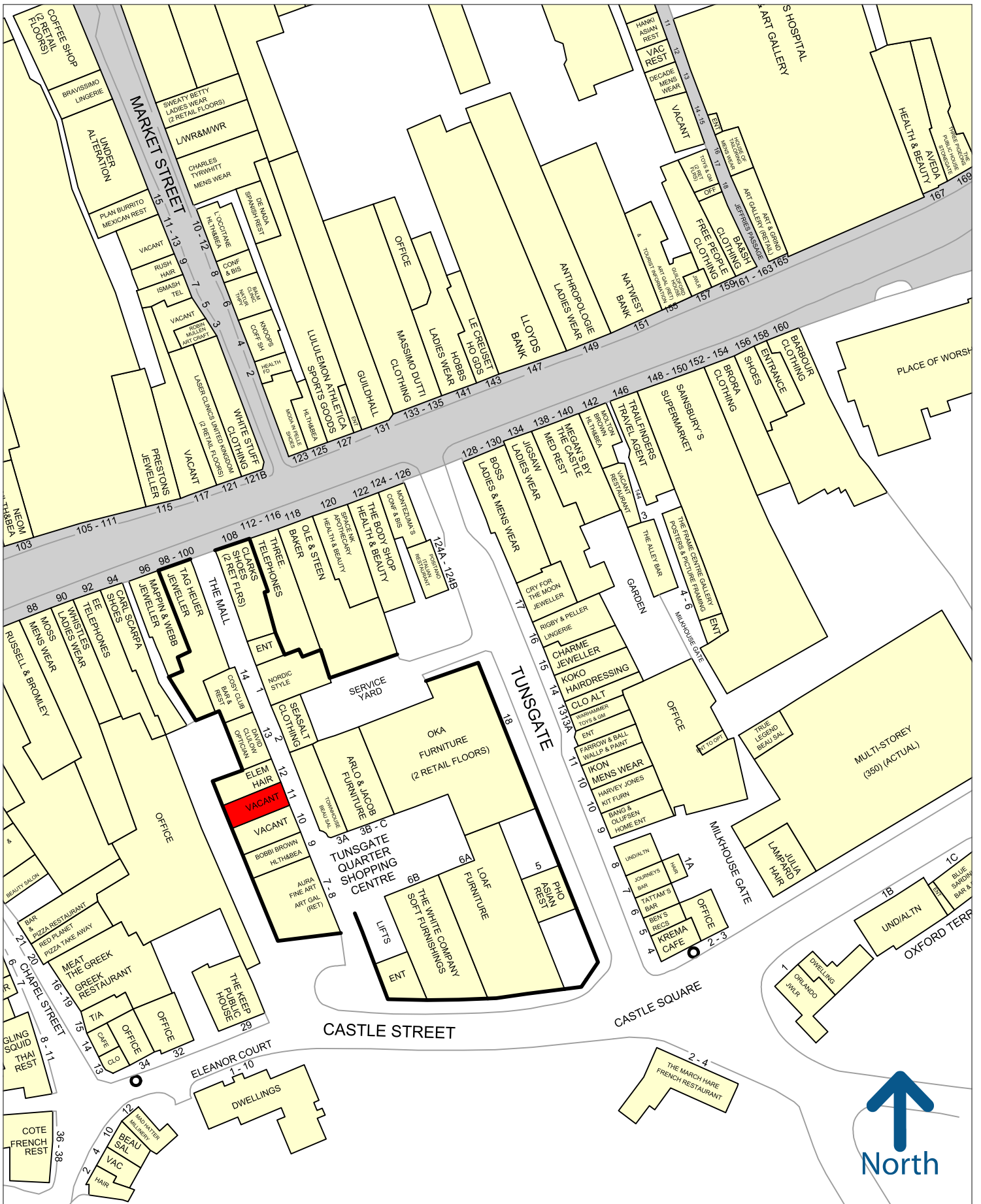
FURTHER INFORMATION

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