

THE WHITE COMPANY  
LONDON



13 SWAN LANE

GUILDFORD GU1 4EQ

2,679 sq ft sales & 822 sq ft storage - To Let

Sought after retail location, available immediately.  
Potential for alternative uses including A2/A3/A5 subject to consents.

## LOCATION

Guildford is the affluent county town of Surrey, located approximately 27 miles south west of Central London. The immediate catchment population is estimated at 730,000 people with an estimated 3m tourist visits to the town per annum. The property occupies a prominent position on Swan Lane, the principal thoroughfare linking North Street with the prime High Street, adjacent to Costa Coffee and Lakeland. Swan Lane hosts a number of excellent retailers including Links of London, JoJo Maman Bebe, Pret A Manger and Boots.



★ PRET A MANGER ★

BOSS  
HUGO BOSS

GANT®

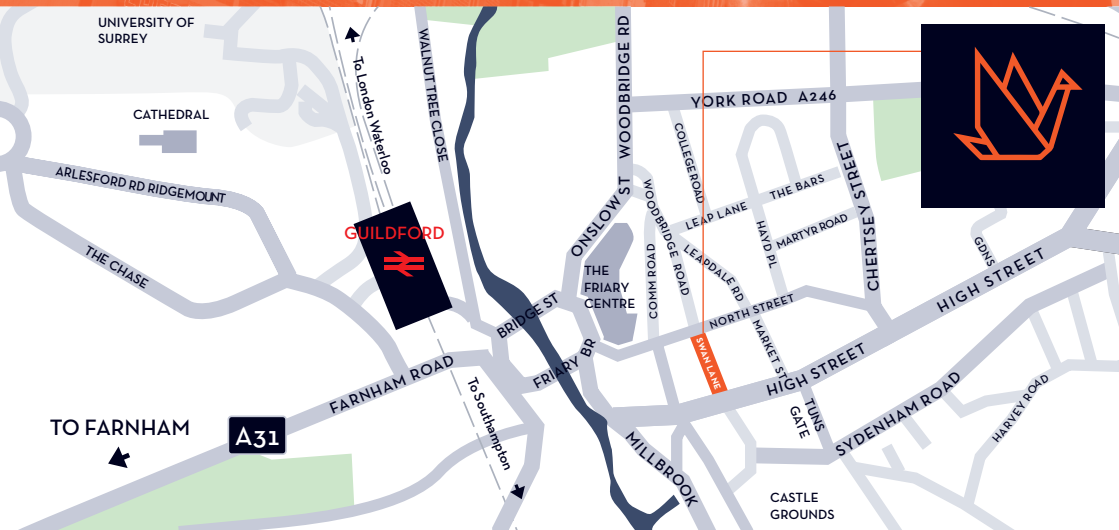
Boots

Bill's



fat face

LINKS  
LONDON







## ACCOMMODATION

Floor Area	Sq m	Sq ft
Ground Floor Sales	119.94	1,291
First Floor Sales	128.95	1,388
Second Floor Store	76.37	822

A passenger lift serves the sales floors.



## LEASE

The property is available on a new 10 year Full Repairing and Insuring lease with a rent review at the 5th year.

## RATES

Rateable Value: £123,000

Interested parties are advised to make their own enquiries with the Local Authority, Guildford Borough Council (0300 1230081)

## VIEWING

Viewing strictly by prior appointment with the joint sole agents:

### Mark Isherwood

01483 300176  
mjji@wadhamandisherwood.co.uk

### Andrew Gubbins

01483 300176  
ag@wadhamandisherwood.co.uk

## RENT

Rental offers are invited exclusive of rates and VAT (if applicable).

## EPC

An Energy Performance Certificate is available upon request.

### John Mortimer

020 7318 5764  
johnmortimer@smithprice.co.uk

### Sean Varilone

020 7318 5761  
seanvarilone@smithprice.co.uk

**WADHAM**  
AND  
**ISHERWOOD**

11 Quarry Street, Guildford Surrey GU1 3UY

**01483 300176**

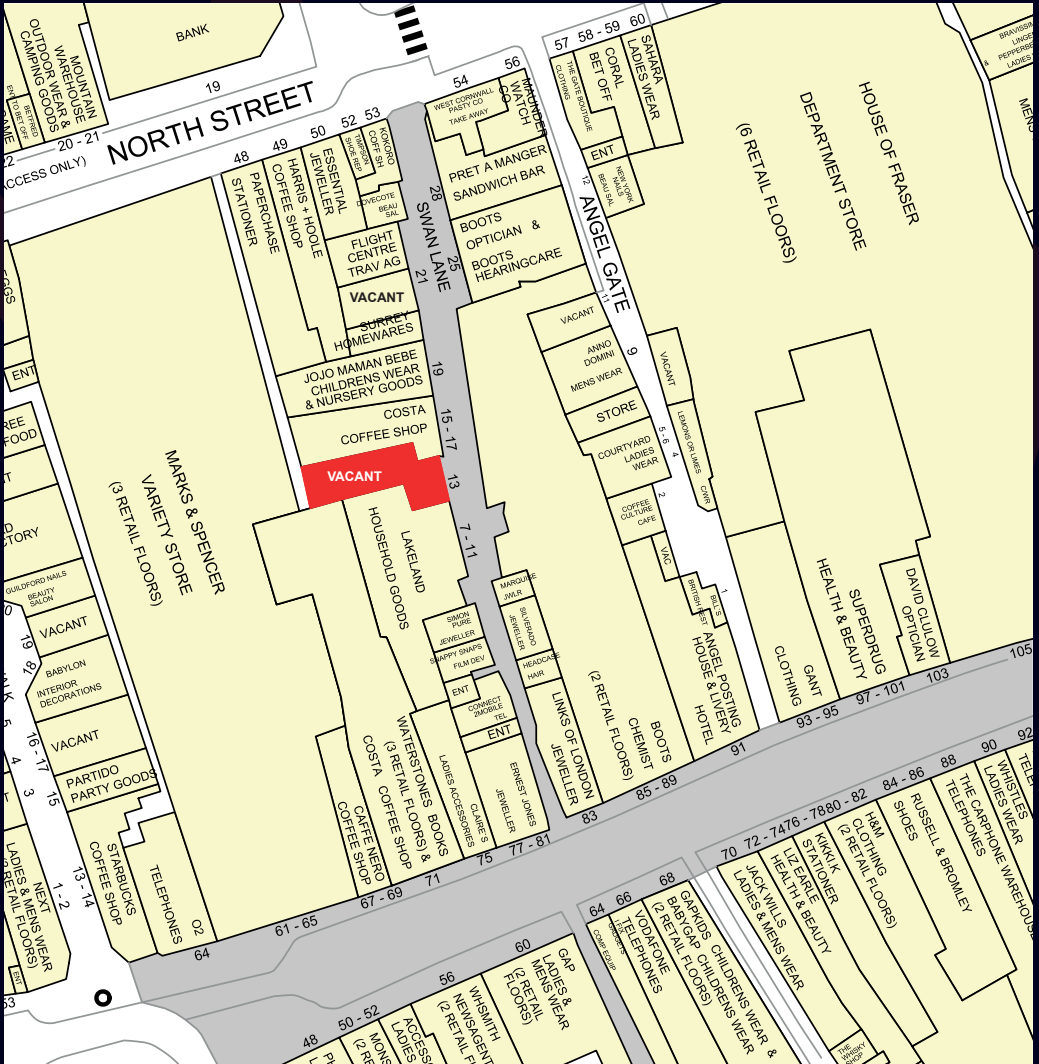
[www.wadhamandisherwood.co.uk](http://www.wadhamandisherwood.co.uk)

**smithprice**  
RETAIL & LEISURE

**020 7409 2100**

[WWW.SMITHPRICE.CO.UK](http://WWW.SMITHPRICE.CO.UK)

Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax.



# 13 SWAN LANE

GUILDFORD GU1 4EQ

