

RAPLEYS

rapleys.com
0370 777 6292

TO LET Retail/Trade Counter

19 Woodbridge Road,
Guildford GU1 1DY

CONTACT **Mike Bumford | Rapleys LLP**
07788 412168 | michael.bumford@rapleys.com

Richard Curry | Rapleys LLP
07876 747146 | richard.curry@rapleys.com

Dan Turner | Jackson Criss
020 7637 7100 | dant@jacksoncriss.co.uk

**jackson
criss**



Double-Fronted Unit To Let

£64,000 per annum

203.49 sq m (2,190 sq ft)

11 Car Parking Spaces

Class E

Available due to relocation

RAPLEYS

rapleys.com
0370 777 6292

TO LET

Retail/Trade Counter

19 Woodbridge Road,
Guildford GU1 1DY

CONTACT **Mike Bumford | Rapleys LLP**
07788 412168 | michael.bumford@rapleys.com

Richard Curry | Rapleys LLP
07876 747146 | richard.curry@rapleys.com

Dan Turner | Jackson Criss
020 7637 7100 | dant@jacksoncriss.co.uk

**jackson
criss**

Location

The property is located on the Western side of Woodbridge Road, close to junctions with Stocton Close and Faraday Road and approximately 1 mile north of Guildford town centre.

Nearby occupiers include **Majestic Wine**, **Tile Giant** and **Toolstation**.

Description

The property comprises a double-fronted ground floor retail/trade counter unit. There is a rear car park with eleven spaces demised to the property.

The prominent unit benefits from good traffic flow on Woodbridge Road, one of the arterial routes into central Guildford.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor sales	195.04	2,099
Ancillary storage	8.45	91
Total	203.49	2,190

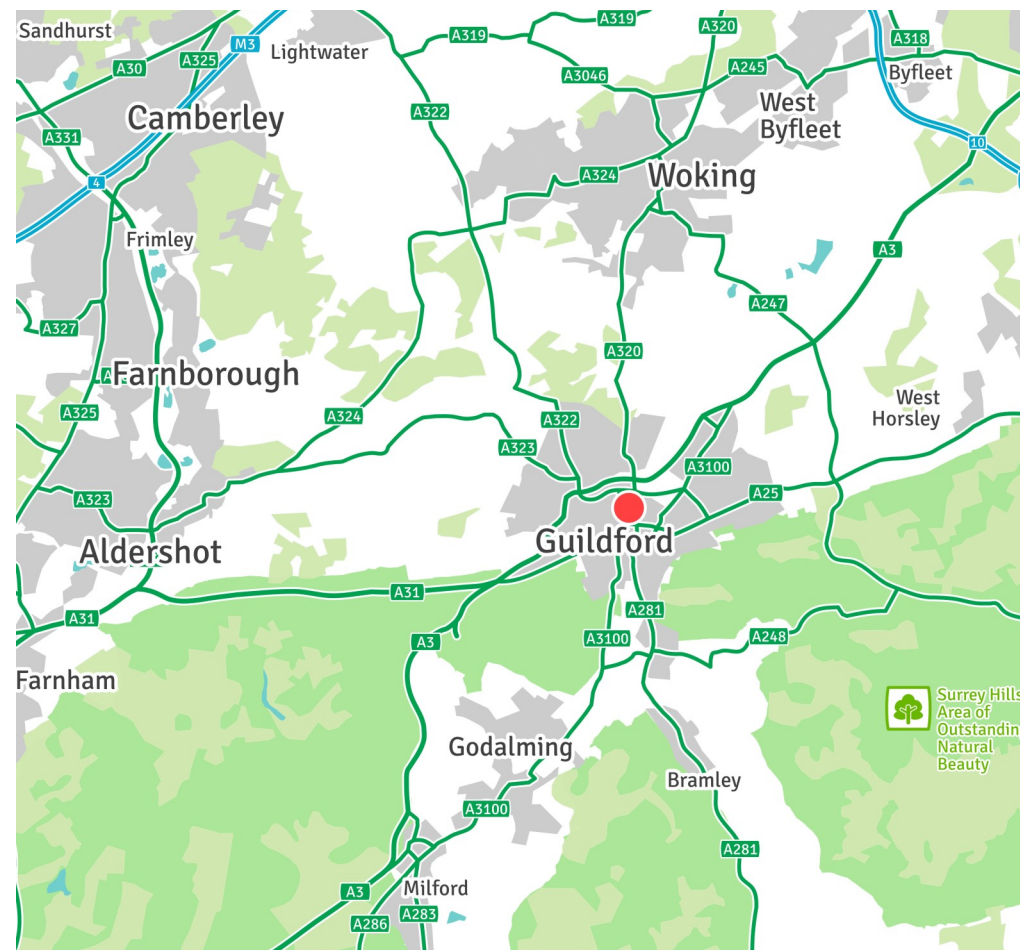
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.

Terms

A new sub-lease is available on terms to be agreed.



RAPLEYS

rapleys.com
0370 777 6292

TO LET Retail/Trade Counter

19 Woodbridge Road,
Guildford GU1 1DY

CONTACT **Mike Bumford | Rapleys LLP**
07788 412168 | michael.bumford@rapleys.com

Richard Curry | Rapleys LLP
07876 747146 | richard.curry@rapleys.com

Dan Turner | Jackson Criss
020 7637 7100 | dant@jacksoncriss.co.uk

**jackson
criss**

Rating

We are advised that the Rateable Value for the property is £42,500 and the UBR for 2021/22 is 51.2p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

Energy Performance

Energy Performance Asset Rating: B.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the joint agents. Staff are currently unaware.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. © Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in June 2021.

