

RETAIL UNIT TO LET

Unit 11, Tunsgate Quarter, Guildford

LOCATION

Situated between the historic cobbled High Street and medieval castle, Tunsgate Quarter is Guildford's new shopping, dining and socialising destination.

Set out over three levels, the retail line-up includes Loaf, OKA, The White Company, Bobbi Brown, Seasalt, David Clulow, Arlo and Jacob, Townhouse Nails and Gail's.

Tunsgate Quarter will rapidly become the most stylish place to shop, eat and meet in Guildford. Conveniently located between Guildford's two train stations and surrounded by multiple car parks, Tunsgate Quarter is easily accessible.



ACCOMMODATION

The unit is arranged over ground floor and comprises the following dimensions:

Ground Floor 539 SQ FT

LEASE

The unit is available on a new lease for a term to be agreed.

RENT

£45,000 per annum exclusive.

RATEABLE VALUE

To be assessed.

Interested parties are advised to make their own enquiries with the local authority.

SERVICE CHARGE

Approximately £5,850 per annum.

LEGAL

Each party is responsible for their own legal and all other professional costs.

EPC

An EPC certificate is available upon request.

RETAIL UNIT TO LET

Unit 11, Tungate Quarter, Guildford

VIEWINGS

All appointments to view must be arranged via Bruce Gillingham Pollard or AS Retail. Please contact:

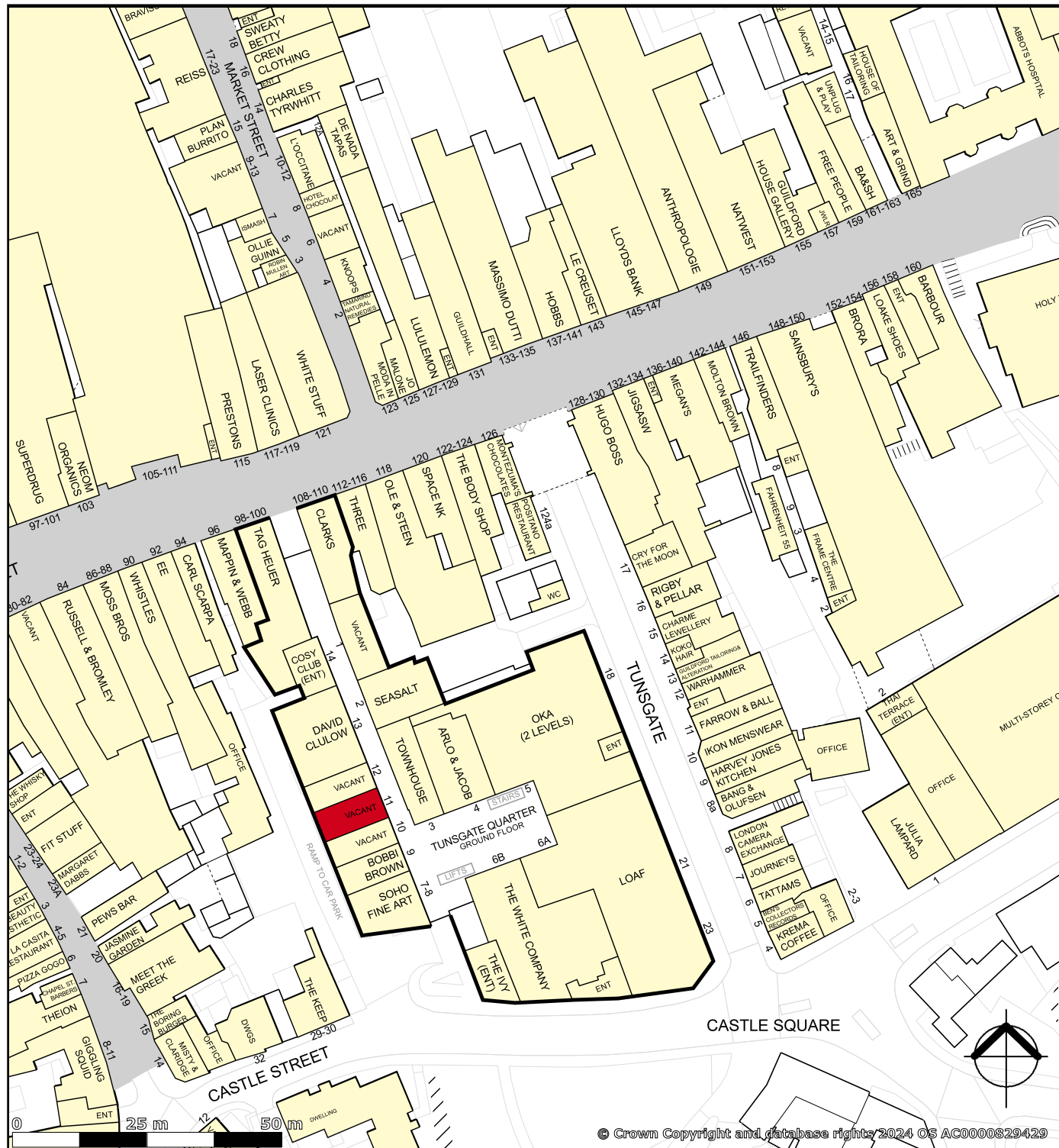
Victoria Broadhead
07793 158 133
victoria@brucegillinghampollard.com

Kathryn Evans
07768 590 295
Kathryn@as-retail.co.uk

**BRUCE
GILLINGHAM
POLLARD**

1. No description or information given by Bruce Gillingham Pollard whether or not in these Particulars and whether written or verbal ("information") about the property or its condition or its value may be relied upon as a statement or presentation of fact. Neither Bruce Gillingham Pollard (nor any joint agents) have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents of the seller (s) or lessor (s).
2. These particulars do not constitute, nor constitute part of, an offer or contract, nor shall they merge in any offer or contract which may hereafter be made between the sellers or lessors and the recipient of the information.
3. The photographs show only certain parts of the property at the time they were taken. Any areas measurements or distances given are approximate only.
4. Any reference to alterations to, or use any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer or lessee.
5. Any buyer or lessee must satisfy himself by inspection or otherwise as to the correctness.

Bruce Gillingham Pollard is registered in England with registered number 760004



created on **edozo**

Plotted Scale - 1:1,000