

FORMER BATH & TILE SHOWROOM AND ANCILLARY PREMISES

8,502 SQ FT (790 SQ M) GIA

With generous on-site parking

TO LET



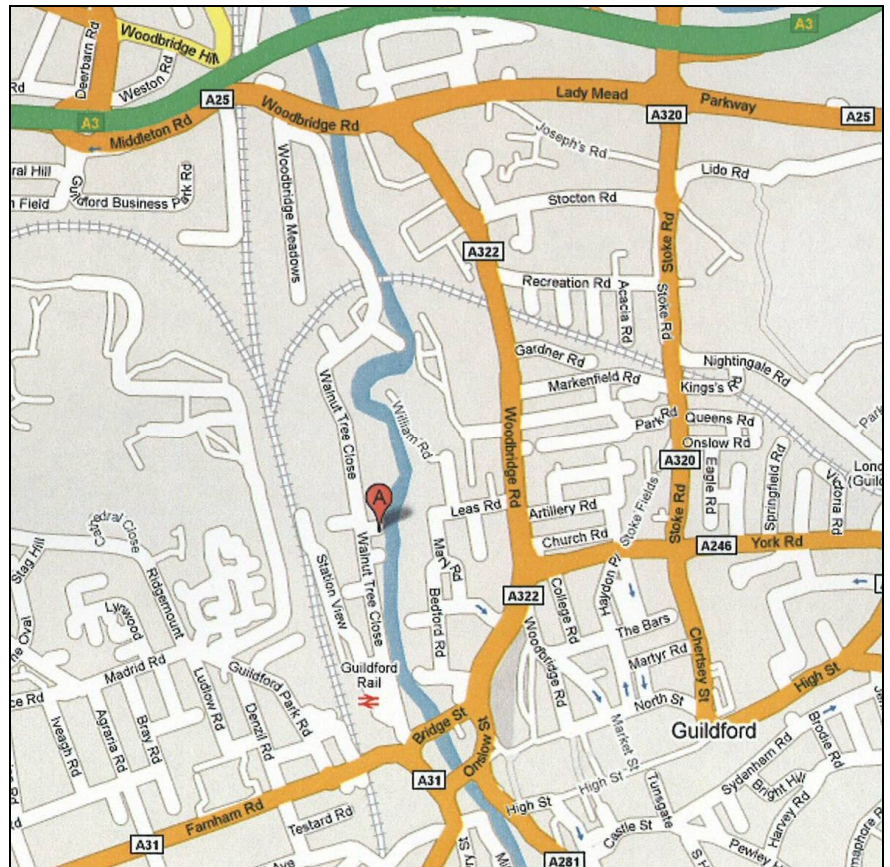
83 WALNUT TREE CLOSE, GUILDFORD, SURREY GU1 4UH

LOCATION:

The property is close to the town centre and is a short walk from Guildford's mainline station.

DESCRIPTION:

The property comprises a two storey building, set back from Walnut Tree Close, previously used as a showroom for the display and sale of bathrooms and tiles. Other retail related occupiers elsewhere in Walnut Tree Close include Topps Tiles, Jewsons, Kwik-Fit and CCP.



ACCOMMODATION:

The property comprises a total approximate area of:

Ground Floor	4,292 sq ft	(399 sq m)
First Floor	4,210 sq ft	(391 sq m)
TOTAL	8,502 sq ft	(790 sq m)

The premises may be occupied as two separate units each of 4,413 and 4,089 sq ft. All measurements are gross internal. There is car parking on site.

LEASE TERMS:

The whole property is available on a new lease for a term expiring May 2012. The lease to be contracted outside of the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act.

RENT:

£4 per sq ft per annum exclusive. VAT will be applicable.

SERVICE CHARGE:

The above rental is exclusive of rates, water and insurance – further information can be provided upon request.

LEGAL COSTS:

Both parties' reasonable legal costs to be borne by the ingoing tenant.

VIEWING:

Strictly by appointment with joint sole letting agents:

HURST WARNE

Contact: Nick Smith
Tel: 01372 360190
Email: nick@hurstwarne.co.uk

KINGSTONS

Contact Peter Bellion
Tel: 01483 572999
Email: peter@kingstons.net

Sept 2008/RevApril09