



Undercroft

72-74 High Street, Guildford, GU1 3HE

**To Let - Unique Basement
Space
Rental £12,000 PAX**

570 sq ft
(52.95 sq m)

- Lower Ground Floor Unit
- Not Suitable For Food Use

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Summary

Available Size	570 sq ft
Rent	£1,000 per month
Rates Payable	£499 per annum Unit should qualify for nil rates, please confirm with council.
Rateable Value	£1,000
Service Charge	N/A
VAT	Applicable. VAT is Applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
Estate Charge	N/A
EPC Rating	EPC exempt - Listed building

Description

The Undercroft at Guildford is late 13th-century in date and is believed to have belonged to the house of a merchant above it who dealt in wine or expensive cloths or silk. The Undercroft is three bays in length and measures about 30 feet long by 19 feet wide and 9 feet high (about 10 m by 6 m and 3 m high) and has a rib vaulted ceiling supported by two round central columns or piers.

Location

Situated on Guildford High Street, the property is located within a busy street with very high level of footfall and passing trade.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	570	52.95	Available
Total	570	52.95	

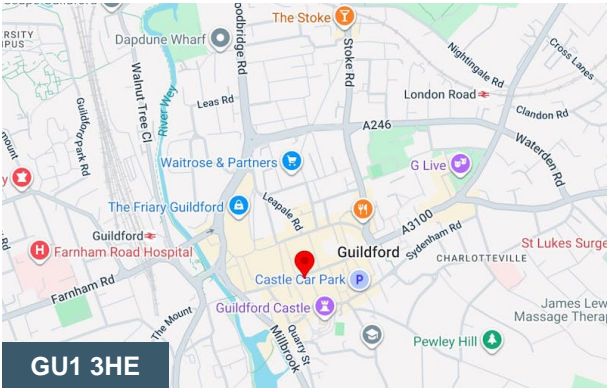
Viewings

Viewings can be arranged via the Landlords - Agent Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed, asking rental £12,000 PAX.

Disclaimer In accordance with the estate agency act 1979 we advise that the Landlord of this property has a connection with Newlands Property, for more information please contact our agency.



Viewing & Further Information



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