

65 & 71 GUILDFORD ROAD LIGHTWATER

Ground floor 541 sq ft.



ADDRESS

65 & 71 Guildford Road
Lightwater
GU18 5SB

DESCRIPTION

Retail Unit To Let

Lock up shops and self-contained flat situated in a prominent position in the heart of Lightwater village. Exclusive customer car parking to the front. Lightwater village is less than one mile from Junction 3 of the M3 giving easy access to the M25.

The accommodation comprises of a self-contained ground floor retail unit with a self-contained two bedroom flat with separate access from the rear service area. A lock-up garage is available. The property forms part of a busy parade of five retail units.

Dated: 08/09/2024



SPECIFICATION

Self-contained ground floor retail unit

Self-contained two bedroom flat

Lock-up garage (currently used for storage)

Tenure	Available on a new full repairing & insuring lease for a term by arrangement subject to five yearly upward only rent reviews
Rent	£25,000 per annum exclusive
Service Charge	N/A
Rates	RV £11,500. Rates payable £5,738.50
Size	Ground floor 541 sq ft.



CONTACT

Quentin Thompson

Managing Director BSc MRICS

T 01737 230777

M 07710 942432

E quentin.thompson@michaelrogers.co.uk

Dated: 08/09/2024

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