

65 & 71 GUILDFORD ROAD LIGHTWATER

Retail unit 543 sq ft net internal area. 1st floor flat 722 sq ft gross internal area. Garage 157 sq ft gross internal area. Outbuilding 72 sq ft gross internal area.



ADDRESS

65 & 71 Guildford Road
Lightwater
GU18 5SB

DESCRIPTION

Lock-up Shop Unit & Self-contained Flat Available to Let

The accommodation comprises of a lock-up shop unit together with a self-contained 2 double bed flat above, situated in a prominent parade in the heart of Lightwater village. Customer parking and bus stop are available at the front of the building. Full details on our marketing details.

Dated: 14/10/2026



SPECIFICATION

S/C ground floor retail unit recently refurbished

1st Floor flat with 2 double bedrooms, new fitted kitchen & bathroom, large living room.

Garage

Outbuilding

Tenure Available on a new full repairing & insuring lease for a term by arrangement subject to five yearly, upward only rent reviews

Rent On application

Rates Retail Unit RV £12,750. Rates payable £5,635.50 2026/2027. 1st Floor Flat Council Band C. Council tax payable £2,194 2026/2027

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CONTACT

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Dated: 14/10/2026

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