

PRIME CLASS E OPPORTUNITY GUILDFORD 77/81 HIGH STREET



Description

Guildford is a town in Surrey in southern, England. The premises are located in a prime section of the pedestrianised High Street with nearby occupiers including **Boots, Marks & Spencer, Waterstones, WH Smith** and a newly opened **Coppa** and **Joe And The Juice**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground, basement, first and second floors comprising the following approximate areas:

Ground Floor	1,257 sq. ft.	(116.77 sq. m)
Ground Floor Storage	56 sq. ft.	(5.20 sq. m)
Basement	687 sq. ft.	(63.82 sq. m)
First Floor Sales	230 sq. ft.	(21.36 sq. m)
First Floor Office	79 sq. ft.	(7.33 sq. m)
Second Floor Store	319 sq. ft.	(29.63 sq. m)

Lease

The premises are available by way of a new lease for a term to be agreed.

Rent

£137,500

per annum exclusive.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£152,000
UBR (24/25)	0.546p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Subject to Contract



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