

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

Following the proposed reconfiguration works, the premises are to be arranged over ground and basement levels only offering the following approximate floor 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)

NB: These areas have been taken from plans and are subject to on site verification.

Lease

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

Rent

£97,500

per annum exclusive.

Subject to Contract

Business Rates

Following the proposed reconfiguration works, the premises are to be re-assessed and, therefore, interested parties are recommended to make their own enquiries with the Business Rates Department of Guildford Borough Council – tel: 0333 123 0081.

All parties are to be advised to make their own enquiries 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

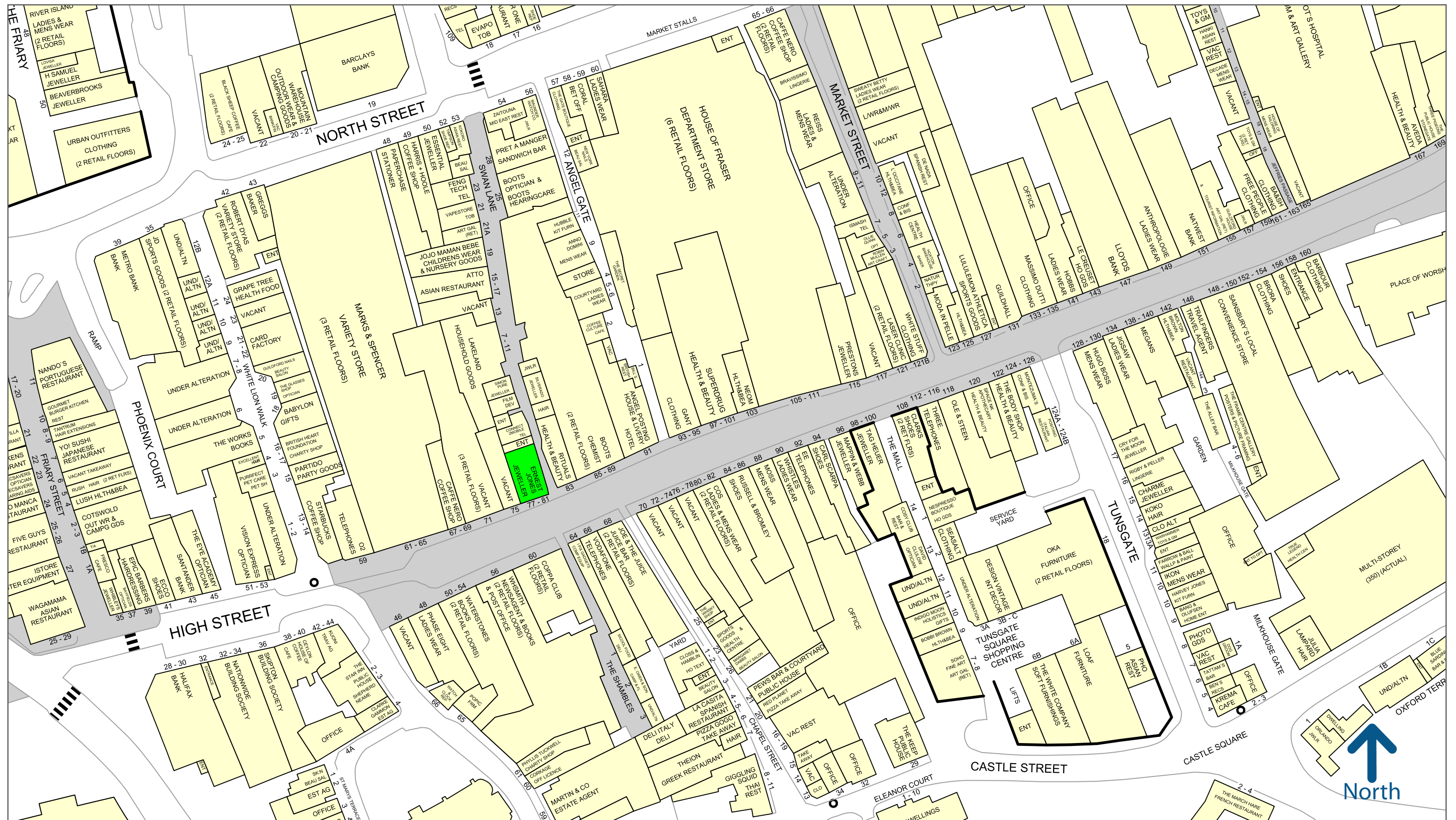
Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

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

Or, **Smith Price**, contacting:

Mark Cherry **markcherry@sprrg.co.uk**
Gabi Drury **gabidrury@sprrg.co.uk**



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Created By: Green and Partners

For more information on our products and services:

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