PRIME FOOD COURT OPPORTUNITY **GUILDFORD** UNIT FC03 THE FRIARY

Description

The Friary is a covered centre in the heart of Guildford, home to an enviable mix of UK and international fashion brands.

The centre is principally anchored by **Next, Urban Outfitters, Primark** and **Zara** and is connected to a 1,100 space multi-storey car park.

In addition to premium young fashion brands, the centre boasts a modern and spacious food court offering everything from burgers to sushi.

Guildford is one of the most vibrant shopping destinations outside of London.

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

Accommodation

The premises are arranged on the food court, close to **KFC**, **McDonalds**, **Subway**, **Kokoro** and **Thai Express**, providing the following net area:

Ground Floor 570 sq. ft. (52.95 sq. m)

Lease

The unit is available by way of a new lease for a term to be agreed. The lease will include provisions for a service charge, making it effectively full repairing and insuring.

Rent

£30,000

per annum exclusive.

Service Charge

The current service charge for the financial year is $\,\pm16,585$ per annum.



Business Rates

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

Rateable Value	£37,500
UBR (23/24)	0.499p

All parties are to 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

Strictly via appointment through joint agents, Green & Partners, contacting:

Matt Beardall 07912 746923 matt.beardall@greenpartners.co.uk

Nicole de Blaquiere 07789 478916 nicole.deblaquiere@greenpartners.co.uk

Or via Lunson Mitchenall, contacting:

Alexandra Higham Hayley Gisborne Will Hooper

0207 478 4950

Subject to Contract

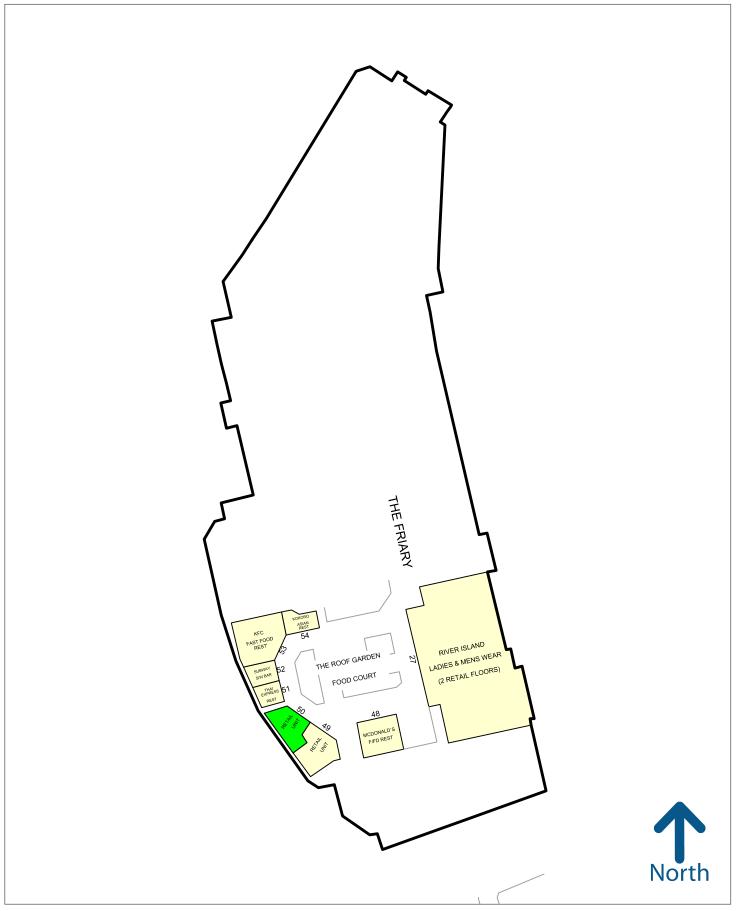
green&partners

020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

Green and Partners for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property.







50 metres Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

Map data

Experian Goad Plan Created: 23/08/2023 Created By: Green and Partners

For more information on our products and services: www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011