

CLASS E OPPORTUNITY

GUILDFORD

12 NORTH STREET

Description

Guildford is a town situated in the county of Surrey in England, United Kingdom. It's located about 27 miles southwest of London and serves as the county town of Surrey.

North Street is one of the main streets in Guildford's town centre and is hosts mix of shops, restaurants cafes and grab and go.

The Subject property is located on the northern side of North Street. Retailers in close proximity are a number of local retailers, **Wendy's**, **HSBC**, **The Entertainer**, **Caffe Nero** and **Itsu**.

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

Accommodation

The premises are currently arranged over ground and first floors providing the following approximate areas:

Ground Floor Sales	2,053 sq. ft.	(190 sq. m)
First Floor Sales	1,032 sq. ft.	(95.9 sq. m)
First Floor Ancillary	660 sq. ft.	(61.3 sq. m)
Total	3,745 sq. ft.	(347.9 sq. m)

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Lease

The premises are available by way of assignment on the existing lease expiring on 25th October 2026. Alternatively, a new sublease may be available for a term to be agreed.

Rent

£146,000

per annum exclusive.

Subject to Contract

**Business Rates**

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

Rateable Value	£71,000
UBR (24/25)	0.546p

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

EPC

This property has an EPC rating of C60. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

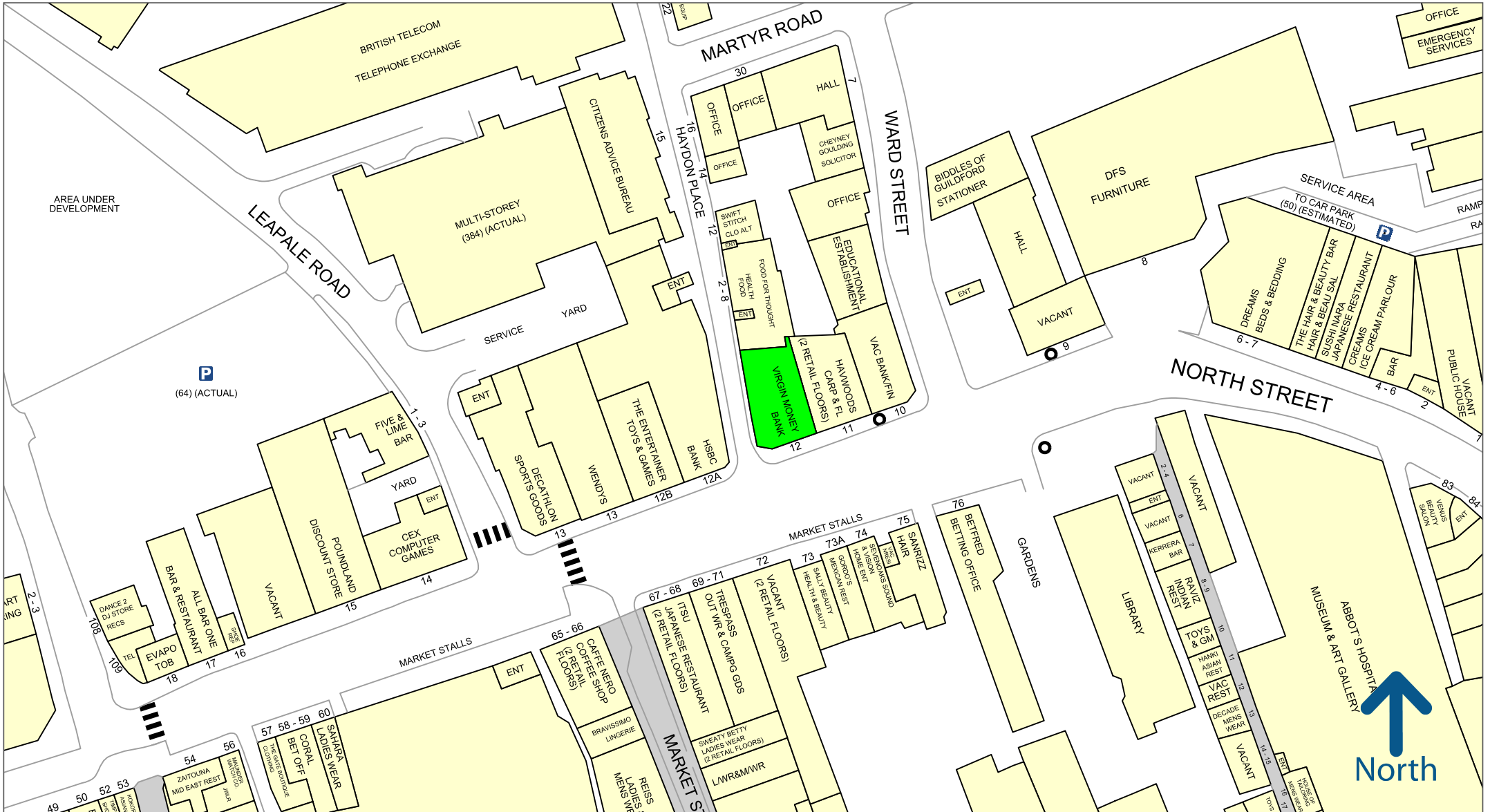
Strictly by appointment through sole agents, **Green & Partners**, contacting:

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In partnership with:





Experian Goad Plan Created: 10/01/2024

Created By: Green and Partners

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