## green&partners

# CLASS E OPPORTUNITY

## **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 25<sup>th</sup> October 2026. Alternatively, a new sublease may be available for a term to be agreed.

#### Rent



per annum exclusive.



#### **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:

Freddie King 07545 386694

freddie.king@greenpartners.co.uk

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

### In partnership with:





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

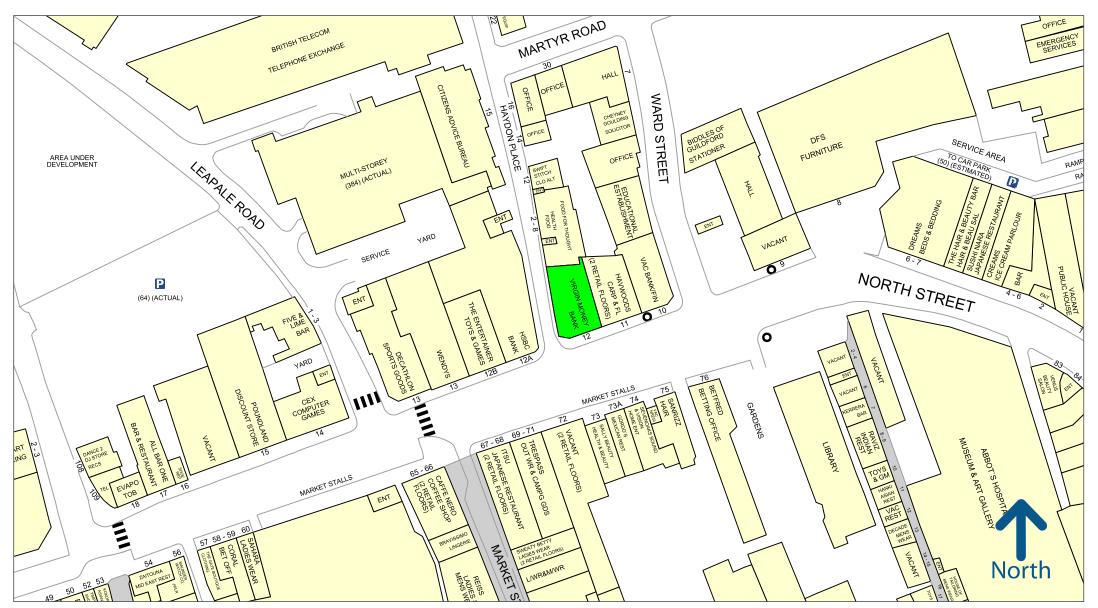
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Subject to Contract

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Map data





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