

CLASS E OPPORTUNITY

GUILDFORD

132-134 HIGH STREET

SUBJECT TO VACANT POSSESSION

Description

The premises are located in a prime section of the pedestrianised High Street with nearby occupiers including **Megans, Hugo Boss, Massimo Dutti, Hobbs** and **Anthropologie**.

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

Accommodation

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

Ground Floor Net Sales	2,914 sq. ft. (270.71 sq. m)
First Floor Sales	2,486 sq. ft. (230.95 sq. m)
Second Floor Ancillary	878 sq. ft. (81.56 sq. m)
TOTAL	6,278 sq. ft. (583.24 sq. m)

The premises may be subdivided to provide a ground floor only unit. Further details are available upon request.

Lease

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

Rent

£155,000

per annum exclusive.



Business Rates

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

Rateable Value	£169,000
UBR (25/26)	0.546p

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

EPC

The property has an EPC rating of C 52. 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 by appointment through sole agents, **Green & Partners**, contacting:

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

Subject to Contract

