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



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

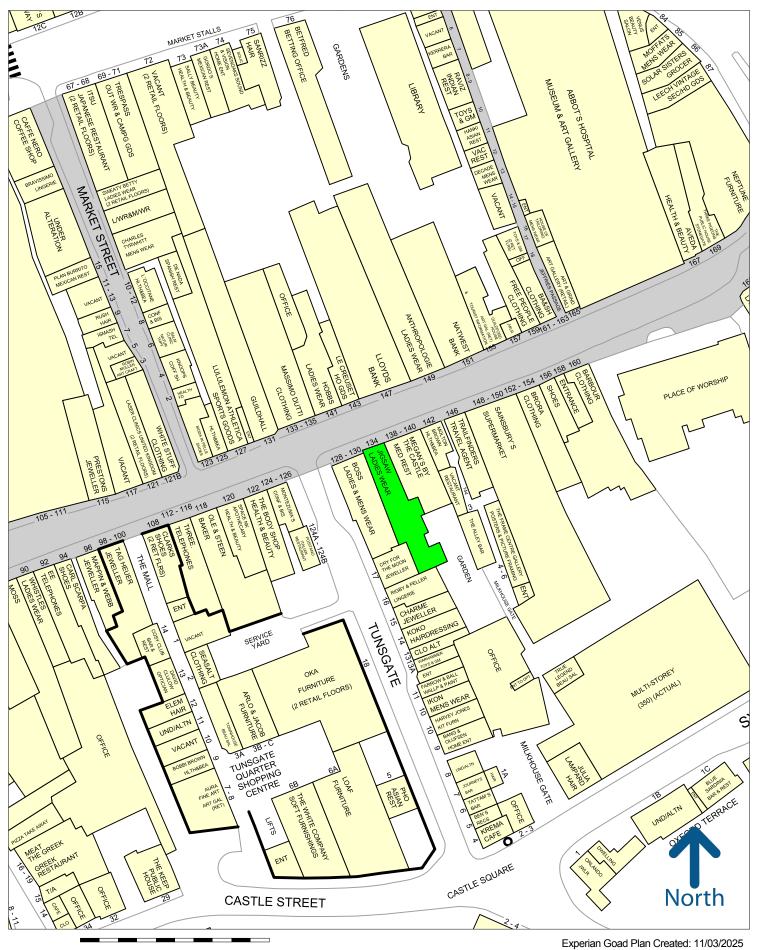
Subject to Contract



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

Ordnance Survey

Copyright and confidentiality Experian, 2024. © Crown copyright and database rights 2024. OS AC0000807366

Created By: Green and Partners

For more information on our products and services: www.experian.co.uk/business-products/goad | salesG@uk.experian.com