

PRIME CLASS E
OPPORTUNITY
GUILDFORD
48 NORTH STREET

SUBJECT TO VACANT POSSESSION

Description

Guildford offers an attractive and varied retailing environment and benefits from one of the most affluent catchment populations in the UK.

The premises is located on North Street adjacent to **Marks & Spencer**. Other nearby occupiers include **Harris + Hoole**, **Mountain Warehouse**, **Oseyo** and **Pret A Manger**.

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

Accommodation

The premises are arranged over ground floor only providing the following approximate areas:

Ground Floor 1,841 sq. ft. (171.03 sq. m)

Lease

The premises are available by way of a new lease for a term to be agreed, subject to vacant possession.

Rent

£115,000

per annum exclusive.

Timing

The property is available, subject to vacant possession, with exact timing to be agreed.

Subject to Contract



Business Rates

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

Rateable Value	£73,500
UBR (26/27)	0.43p

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

EPC

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:

Adam Bindman 07825 442413
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