



PRIME HIGH STREET INVESTMENT OPPORTUNITY

122-126
HIGH STREET
GUILDFORD
GU1 3HQ

green
&partners

INVESTMENT SUMMARY

- Prime position on Guildford High Street, with dual frontage on Tunsgate, in one of the South East's strongest and most affluent retail centres.
- Multi-let commercial investment comprising three well-configured retail and leisure units.
- Total current rent of £205,000 per annum.
- Income secured to three tenants including The Body Shop and Montezuma's, supported by an established local restaurant.
- New five-year lease to The Body Shop International PLC at a rent of £130,000 per annum from 19 December 2025, demonstrating long-term commitment to the location.
- 2 residential flats included within Body Shop demise, offering future asset management opportunities.
- Robust income profile with a WAULT of approximately 3.8 years to expiry.
- Freehold.

We are instructed to seek offers in excess of **£2,440,000**
(Two Million, Four Hundred and Forty Thousand Pounds)
subject to contract and exclusive of VAT. This reflects a **Net Initial Yield of 8.00%**, assuming graduated purchasers costs.



LOCATION

GUILDFORD IS THE PRINCIPAL TOWN IN SURREY AND BOASTS A RICH RETAIL HISTORY, BLENDING MODERN SHOPPING CENTRES WITH HISTORIC STREETS.

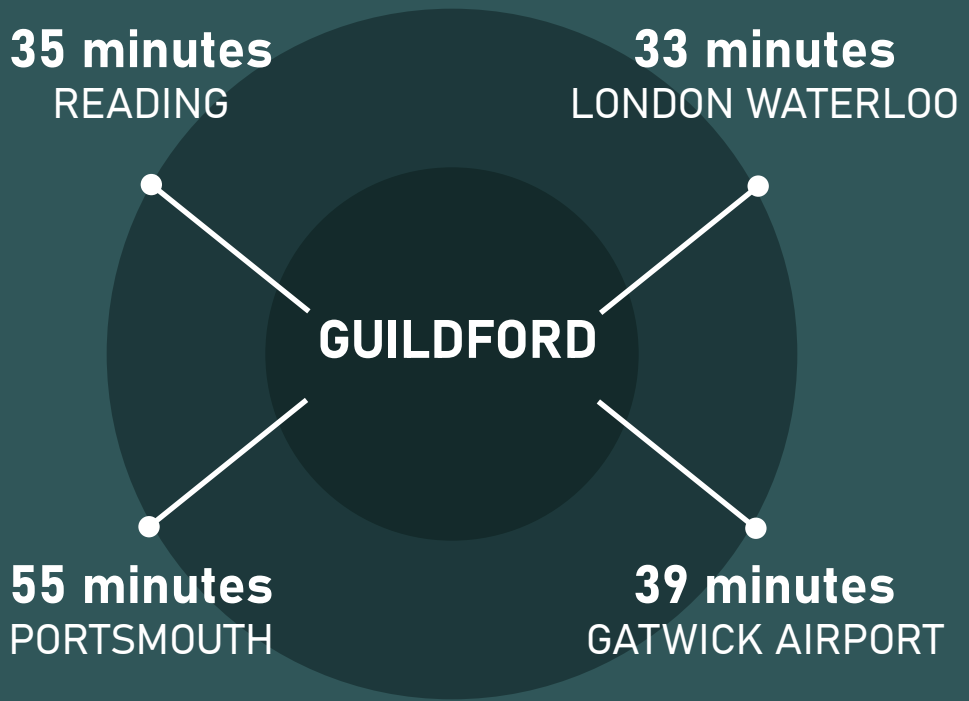
The High Street is renowned for its charming, historic architecture and diverse range of shops. Over the years, Guildford has flourished into a vibrant retail hub, offering a wide variety of shopping experiences, establishing itself as a key administrative and commercial centre thereby earning recognition as one of the UK's premier retail destinations. Situated 27 miles (43km) south-west of Central London, the town is also adjacent to the picturesque Surrey Hills Area of Outstanding Natural Beauty.



Guildford benefits from excellent transport links. Junction 10 of the M25 connects with the A3 dual carriageway, the principal route through the area, running from London via Guildford before joining the A3(M) just outside of Portsmouth. Meanwhile, the M3, which lies to the north-west of Guildford, connects with the M27 just outside Southampton.



Guildford station is located to the west of the town centre and serves as the principal station, providing frequent and direct rail services into London via Waterloo.



London Heathrow Airport is located approximately 29 miles (46.5km) north-east of the town and London Gatwick Airport is located 30 miles (48km) to the south-east. Both airports have frequent flights to a wide variety of destinations, both national and international.

DEMOGRAPHIC

235,000 people within the Primary Retail Market Area, with a **430,000** wider consumer base



36% of adults are in AB social groups — one of the highest proportions nationally



House prices twice the national average.



17,300 full-time students across the University of Surrey and Guildford College/ACM



Guildford is a **major regional retail centre** with 1.03 million sq ft of town centre retail floorspace



RETAILING IN GUILDFORD

GUILDFORD'S PRIME RETAIL PITCH IS CENTRED ON THE HISTORIC, PARTLY PEDESTRIANISED HIGH STREET, WHERE ESTABLISHED NATIONAL ANCHORS SIT ALONGSIDE A STRONG MIX OF UPPER-MIDDLE FASHION, LIFESTYLE AND SPECIALIST RETAILERS. THE HIGH STREET IS SUPPORTED BY AN ATTRACTIVE NETWORK OF LANES LINKING THROUGH TO NORTH STREET, HOME TO A BLEND OF QUALITY MULTIPLES AND INDEPENDENTS, AND TO FRIARY STREET, WHICH PROVIDES A WELL-ESTABLISHED FOOD AND BEVERAGE CLUSTER.



Although the town benefits from three managed shopping centres, these only account for around a fifth of total retail floorspace, underscoring the continued dominance of High Street as Guildford's principal retail destination. The Friary Centre accommodates many of the larger modern units serving mainstream fashion and lifestyle demand, while Tunsgate Quarter offers a more design-led, boutique environment. Collectively, these areas form a resilient and well-balanced retail offer, positioning Guildford as one of the strongest regional centres in the South East.



GUILDFORD DEVELOPMENT OVERVIEW

NORTH STREET REGENERATION

Guildford's flagship North Street project, led by M&G Real Estate and St Edward with Guildford Borough Council, was approved in late 2023 and will transform the area beside The Friary. The scheme will deliver 471 new homes (10% affordable), new commercial space, a modern medical centre and an upgraded bus station. A fully pedestrianised North Street will be created, with 2.2 acres of new public realm, landscaping, public art and a water feature. Construction began this year, with phased completion to 2031.



GUILDFORD PARK ROAD REDEVELOPMENT

A partnership between Wates Group and the Borough Council, this redevelopment will provide 248 new homes, including around 40% council housing. Located close to the town centre and station, the scheme will deliver a sustainable, mixed-tenure neighbourhood with enhanced public realm and connectivity. Work is expected to start in 2026, completing in 2028.

ST MARY'S WHARF (FORMER DEBENHAMS)

The former Debenhams site on Millbrook is being transformed by Native Land into St Mary's Wharf, a major residential-led development. The scheme will include new homes, riverside public space, improved walking routes and ground-floor commercial and leisure uses. Demolition was completed in 2025, with construction anticipated to begin later this year.





Goad plan for identification purposes only.



DESCRIPTION

The property is a Grade II listed building with two retail units fronting High Street. 122 & 124 A&B High Street is set over basement, ground, first and second floors with two residential flats situated on the upper floors with separate access. 126 High Street is over ground and basement whilst 124 High Street is a restaurant with separate access from Tunsgate, and is set over first and second floors with additional outdoor seating.





RESIDENTIAL ACCOMMODATION



TENANCY

TENURE FREEHOLD

DEMISE	TENANT	TRADING AS	AREA SCHEDULE (SQ FT)	LEASE START	LEASE EXPIRY	BREAK	RENT PASSING (£PA)	COMMENTS
122, 124A & 124B High Street	Body Shop International Plc	The Bodyshop	GF: 899 GF ITZA: 572 B: 570 FF: 1,033 SF: 1,023 Total: 3,525	19/12/2025	31/01/2031	31/01/2029	£130,000	There is a rent penalty equal to 3 months rent should the break be actioned.
126 High Street	Great British Confectionary Group Ltd	Montezuma's	GF: 817 GF ITZA: 446 B: 361 Total: 1,178	06/12/2024	05/12/2029	06/12/2027	£50,000	Current rent of £45,000 per annum rising to £50,000 per annum on 6th Decemeber 2026. The vendor will top up the rent to £50,000 until this date.
124 High Street, First & Second Floor	Positano Trading Ltd	Positano	FF: 1,032 SF: 276 Total: 1,308	17/03/2026	16/03/2041	16/03/2036	£24,000	Rent deposit of £10,700 held by the landlord.
Land at Rear of 124 High Street	Positano Trading Ltd	Positano	-	17/03/2026	16/03/2041	16/03/2036	£1,000	
TOTAL			6,011				£205,000	





EPC

122 High Street – C53
124 High Street – C57
126 High Street – B43

VAT

The property has been elected for VAT and it is assumed the sale will be conducted via a Transfer of a Going Concern (TOGC).

AML CHECKS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

PROPOSAL

We are instructed to seek offers in excess of **£2,440,000** (Two Million, Four Hundred and Forty Thousand Pounds) subject to contract and exclusive of VAT. This reflects a **Net Initial Yield of 8.00%**, assuming graduated purchasers costs.

CONTACT

For further information please contact:

Jonny Gooch

M +44 7928 525 978
E jonny.gooch@greenpartners.co.uk

Ed Smith

M +44 7817 771 005
E ed.smith@greenpartners.co.uk

green
&partners

MISREPRESENTATION ACT 1967. The agents for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of The agents or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The agents cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The agents (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of The agents, its employees or servants, The agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently. July 2026. TCC 105965