

PRIME CLASS E OPPORTUNITY GUILDFORD

UNIT 15

WHITE LION WALK

SUBJECT TO VACANT POSSESSION

Description

White Lion Walk is a covered centre in the heart of Guildford, one of the most vibrant shopping destinations outside of London. The centre connects two of the town's busiest streets, North Street and the High Street.

The subject premises occupy a prime position within White Lion Walk. The unit is adjacent to **Starbucks** and **British Heart Foundation**, whilst in close proximity to **Chipotle**, **The Works**, **Babylon** and **Anytime Fitness**.

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

Accommodation

The premises are arranged over ground and first floor, providing the following areas:

Ground Floor Sales	771 sq. ft.	(71.63 sq. m)
First Floor Ancillary	219 sq. ft.	(20.35 sq. m)

Lease

The unit is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rent

£42,500

per annum exclusive.

Service Charge

The current service charge for the financial year is £13,564 per annum.



Business Rates

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

Rateable Value	£24,000
UBR (26/27)	0.382p

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

EPC

An EPC has been commissioned. 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 via appointment through sole agents, **Green & Partners**, contacting:

Adam Bindman **07825 442413**
adam.bindman@greenpartners.co.uk

Frankie Souto **07497 390998**
frankie.souto@greenpartners.co.uk

Subject to Contract and Vacant Possession

