PRIME CLASS E OPPORTUNITY

GUILDFORD

UNIT 30
THE FRIARY

SUBJECT TO VACANT POSSESSION

Description
The Friary is a covered centre in the heart of Guildford, home to an enviable mix of UK and international fashion brands.

The centre is principally anchored by **Next, Urban Outfitters, Primark** and **Zara** and is connected to a 1,100 space multi-storey car park.

In addition to premium young fashion brands, the centre boasts a modern and spacious food court offering everything from burgers to sushi.

Guildford is one of the most vibrant shopping destinations outside of London.

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

Accommodation
The premises are arranged on the Upper Ground Floor mall close to **Muffin Break, Newbie, ZARA** and **Holland & Barrett**, providing the following net area:

Ground Floor	590 sq. ft.	(54.81 sq. m)

Lease
The unit is available by way of a new lease for a term to be agreed. The lease will include provisions for a service charge, making it effectively full repairing and insuring.

Rent
£37,500
per annum exclusive.

Service Charge
The current service charge for the financial year is £12,425 per annum.

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

Rateable Value	£25,250
UBR (25/26)	0.499p

All parties are to 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 joint agents, **Green & Partners**, contacting:

Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Or, **Lunson Mitchenall**, contacting:

Alexandra Higham
Will Hooper **0207 478 4950**

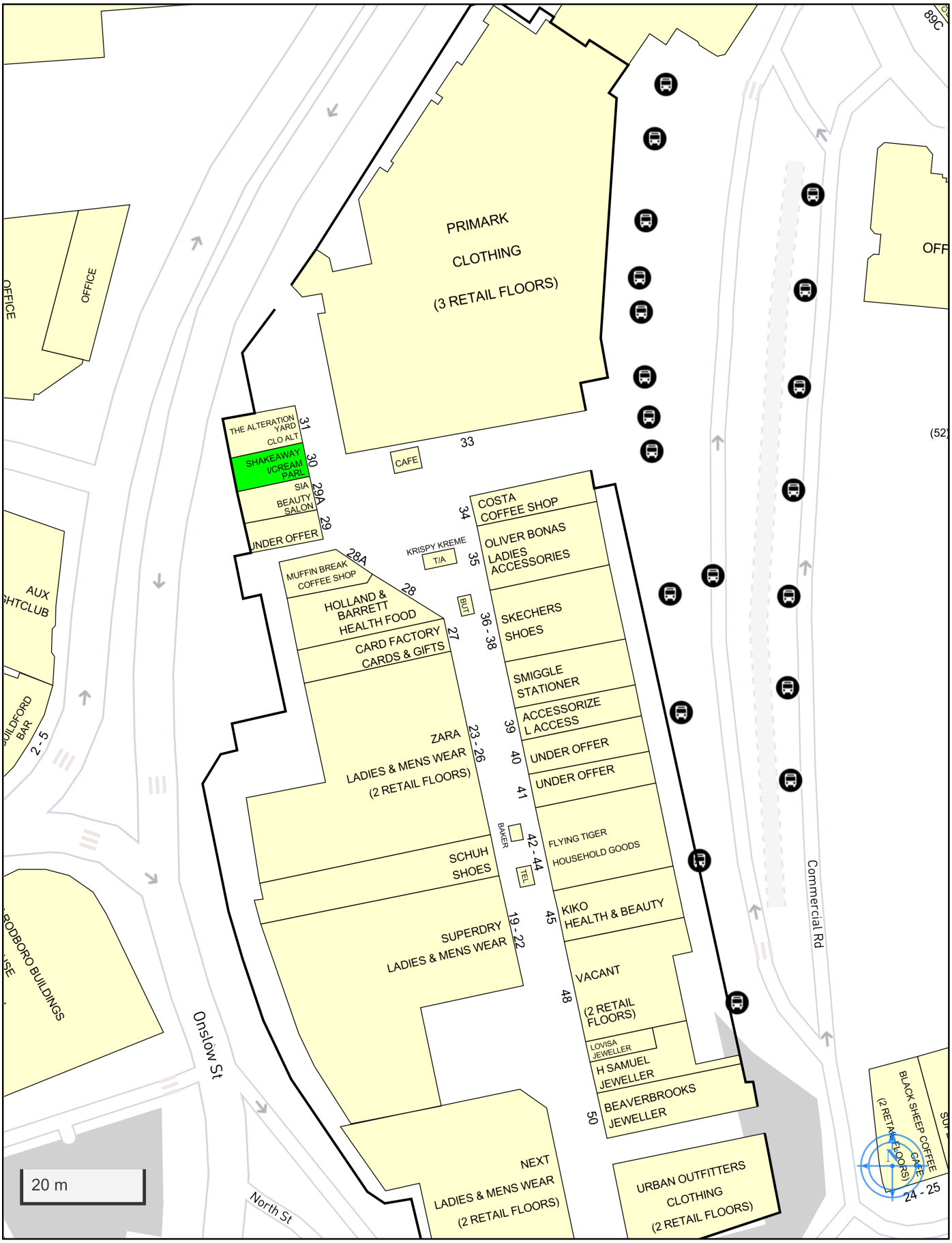
Subject to Contract

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.

Subject to Contract

Guildford (Guildford)

Modified: 09-Jan-26 09:14:04 / Surveyed: 25-Jul-24



Ordnance Survey

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Experian Goad Plan Created: 09/01/2026

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