

# PRIME CLASS E OPPORTUNITY GUILDFORD

## UNIT 11

## 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 the centre at the entrance to North Street. The unit is adjacent to **Digi Tech** and **Mooboo**, whilst in close proximity to **Cards Direct**, **The Works**, **Grape Tree** and **Anytime Fitness**.

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

### Accommodation

The premises are arranged over ground floor, providing the following area:

**Ground Floor Sales**                      353 sq. ft.                      (32.79 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

# £25,000

per annum exclusive.

### Service Charge

The current service charge for the financial year is £4,822 per annum.



### Business Rates

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

|                       |         |
|-----------------------|---------|
| <b>Rateable Value</b> | £14,000 |
| <b>UBR (26/27)</b>    | 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](mailto:adam.bindman@greenpartners.co.uk)

**Frankie Souto**                      **07497 390998**  
[frankie.souto@greenpartners.co.uk](mailto:frankie.souto@greenpartners.co.uk)

*Subject to Contract and Vacant Possession*

