PRIME A1/A3 SHOP TO LET GUILDFORD 217 HIGH STREET



Description

The premises are situated on New Cavendish Street, close to The premises are situated in a busy location within Guildford High Street in close proximity to the Royal Grammar School. Retailers in the locality include **Toni & Guy, Jackson & Rye, The Hummingbird Bakery** and **Yorkshire Building Society**.

Please refer to the attached copy of the street traders plan.

Accommodation

The premises are arranged over ground and basement floors only, comprising the following areas and dimensions:

Gross Frontage	23 ft	(7 m)
Shop Depth	88 ft 6 ins	(26.97 m)
Ground Floor	1,428 sq. ft.	(132.66 sq. m)
Basement	561 sq. ft.	(52.11 sq. m)

There is potential to provide additional space, further details are available on request.

Lease

The entire premises are to be let on a full repairing and insuring lease for a term of 10 years with upward only rent review at the 5^{th} year.

Rent

Upon application.

Business Rates

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

Rateable Value	£69,500
UBR (20/21)	0.512p

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

EPC

The property has an EPC rating of D 76. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Staff are unaware and viewing strictly via appointment Strictly via appointment through sole agents, **Green & Partners**, contacting:

Harry Silcock 020 7659 4839 harry.silcock@greenpartners.co.uk

Adam Bindman 020 7659 4822 adam.bindman@greenpartners.co.uk

Subject to Contract

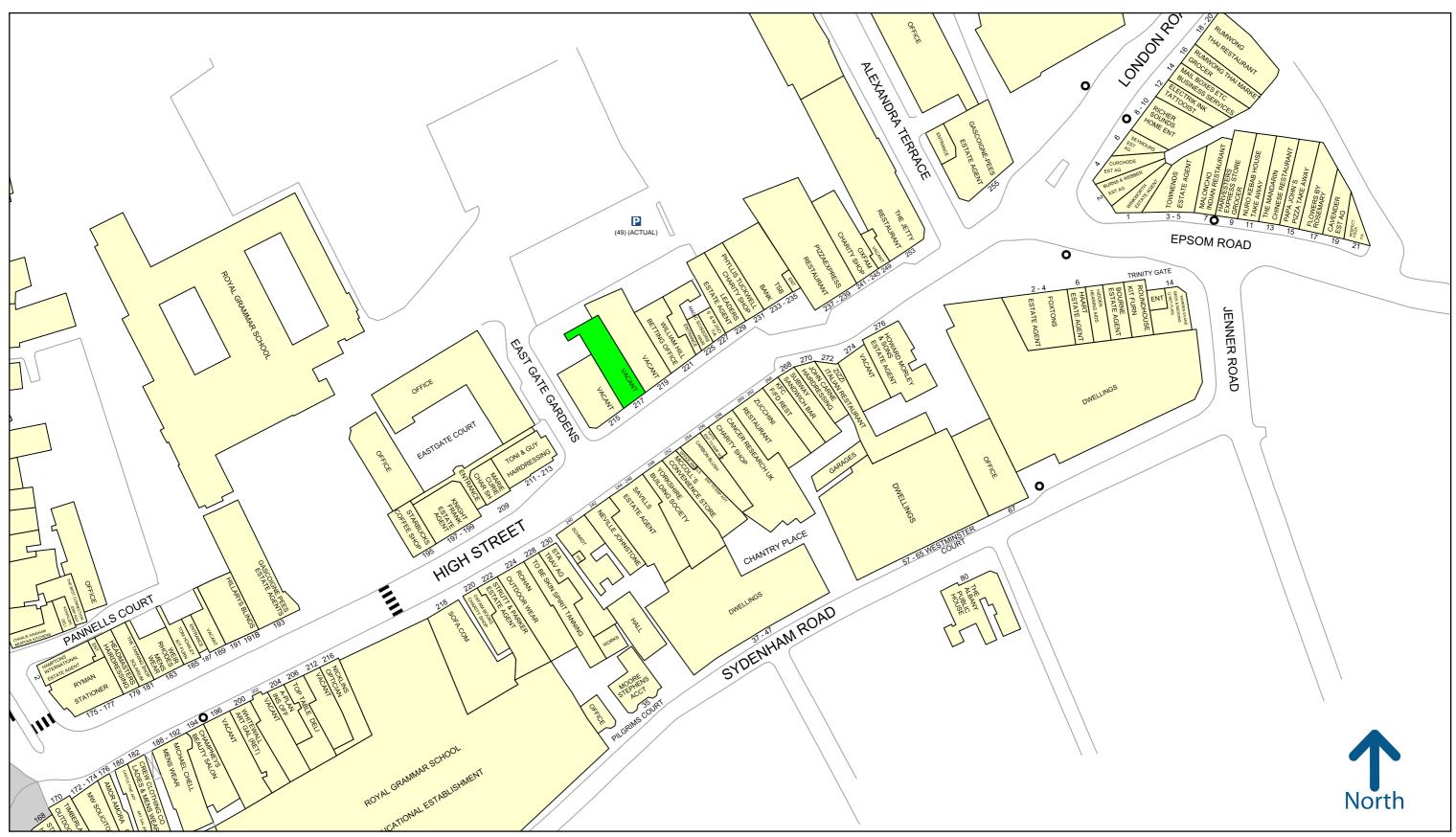


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Guildford







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