

# 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:

<b>Gross Frontage</b>	23 ft	( 7 m)
<b>Shop Depth</b>	88 ft 6 ins	(26.97 m)
<b>Ground Floor</b>	1,428 sq. ft.	(132.66 sq. m)
<b>Basement</b>	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<sup>th</sup> year.

## Rent

Upon application.

## Business Rates

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

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

All parties are to be 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.

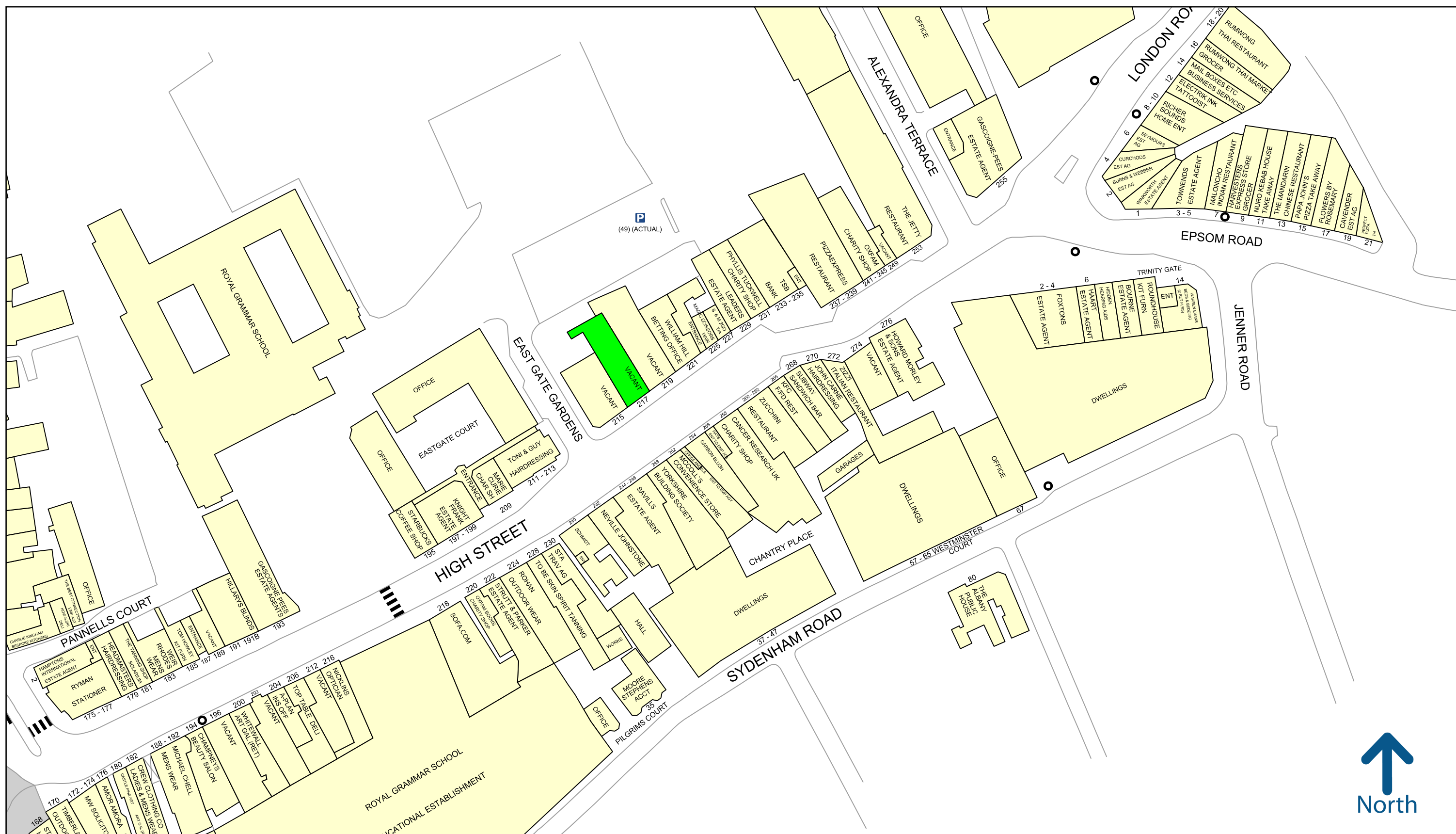
## Viewing

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](mailto:harry.silcock@greenpartners.co.uk)

**Adam Bindman** 020 7659 4822  
[adam.bindman@greenpartners.co.uk](mailto:adam.bindman@greenpartners.co.uk)

*Subject to Contract*



50 metres

Experian Goad Plan Created: 13/11/2019  
Created By: Green and Partners



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