PRIME SHOP TO LET GUILDFORD 12C NORTH STREET



Description

The premises are situated adjacent to the new 19,000 sq. ft. **Decathlon** and in proximity to retailers including **The Entertainer, Laura Ashley, French Connection, Caffe Nero, House of Fraser, HSBC** and **Wesley Barrel**.

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

Accommodation

The premises are arranged over ground and basement providing the following approximate areas and dimensions:

Gross Frontage	34 ft 5 ins	(11.3 m)
Internal Width	33 ft 7 ins	(10.17 m)
Ground Floor	3,204 sq. ft.	(294.65 sq. m)
Basement	2,862 sq. ft.	(265.96 sq. m)

Lease

The premises are available subject to vacant possession on a new 10 year effectively full repairing and insuring lease subject to an upward only rent review in the 5th year of the term.

Rent

Upon application.

Service Charge

The current service charge for the financial year is $\pm 11,000$ per annum.

Business Rates

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

Rateable Value	£127,000
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 C 66. A full report is available upon request.

Legal Costs

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

Viewing

The premises are available subject to vacant possession and strictly by appointment via sole agents, **Green & Partners**, contacting:

 Matt Beardall
 020 7659 4836

matt.beardall@greenpartners.co.uk

Mike Willoughby 020 7659 4827 mike.willoughby@greenpartners.co.uk

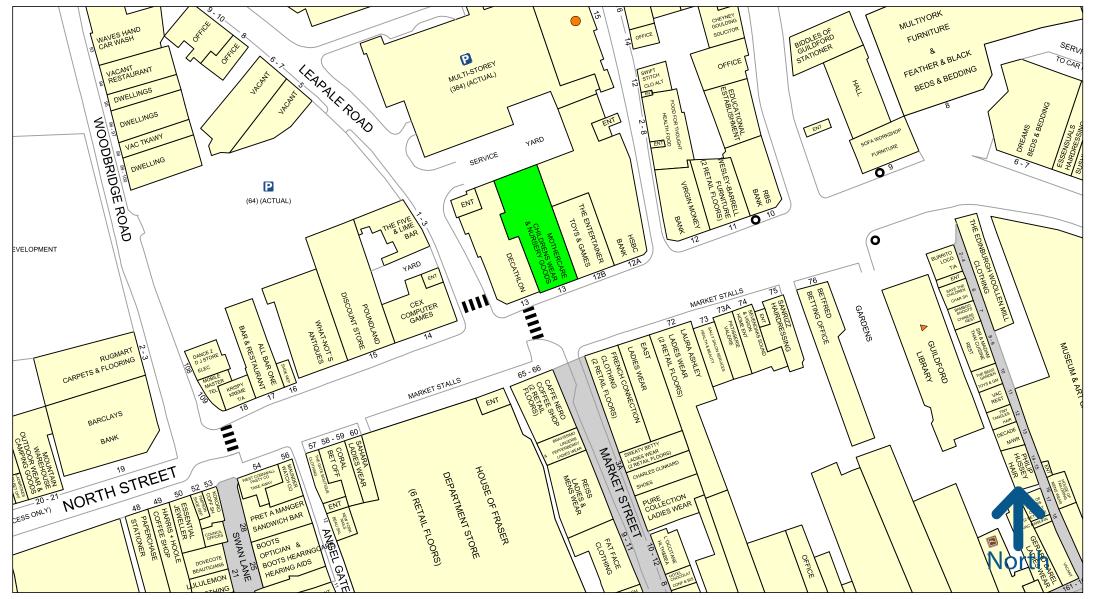
Subject to Contract



020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

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