

# 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:

<b>Gross Frontage</b>	34 ft 5 ins	(11.3 m)
<b>Internal Width</b>	33 ft 7 ins	(10.17 m)
<b>Ground Floor</b>	3,204 sq. ft.	(294.65 sq. m)
<b>Basement</b>	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 5<sup>th</sup> year of the term.

#### Rent

Upon application.

#### Service Charge

The current service charge for the financial year is £11,000 per annum.

#### Business Rates

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

<b>Rateable Value</b>	£127,000
<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 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*

