

PRIME CLASS E OPPORTUNITY GUILDFORD 46 HIGH STREET



Description

This unit is located on a prominent corner in the prime pedestrianised retailing pitch on the High Street. The shop sits immediately adjacent to **Phase Eight**, with other nearby occupiers including **WH Smith, Marks & Spencer, Waterstones, Gant, Caffe Nero, Kuoni and Rituals**.

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

Accommodation

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

Ground Floor	758 sq. ft.	(70.42 sq. m)
---------------------	-------------	---------------

Alternatively, the entire premises are available, approximate floor areas as follows:

Ground Floor	921 sq. ft.	(85.56 sq. m)
First Floor	920 sq. ft.	(85.47 sq. m)

Lease

The premises are available on a new FRI lease for a term of years to be agreed subject to upward only rent reviews on a 5 yearly basis.

Rent

£80,000

per annum exclusive.

Alternatively for the whole building the quoting rent is

£95,000

per annum exclusive.

Business Rates

The unit is being re-configured and will be re-assessed for rates purposes, further details available upon request.

EPC

The property has an EPC rating of D 96. A full report is available upon request.

Legal Costs

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

Viewing

Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

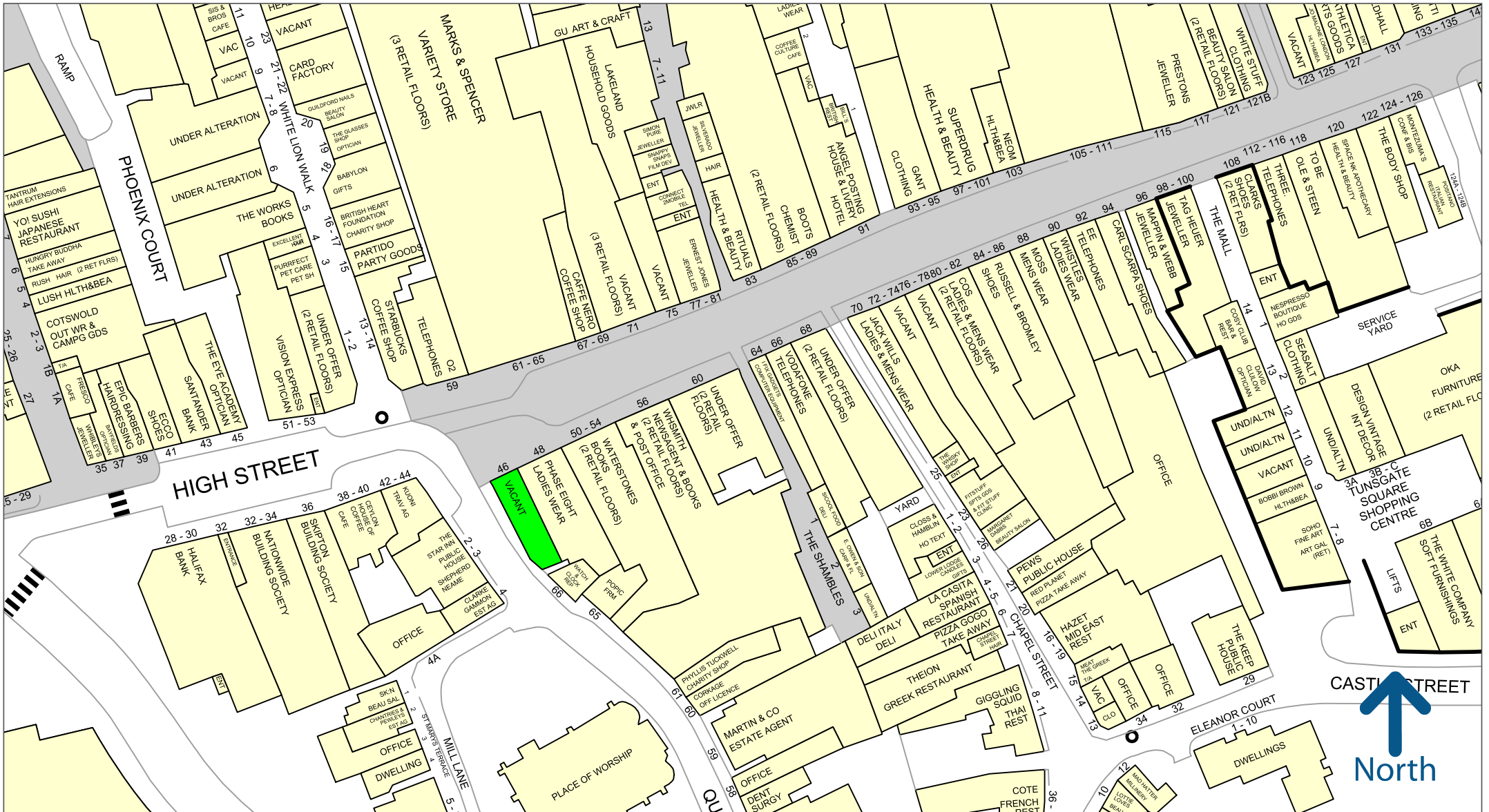
Abi Stoye **07375 625623**
abi.stoye@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Or, **Owen Isherwood**, contacting:

Mark Isherwood **07990 585666**
mark@owenisherwood.com

Subject to Contract



50 metres

Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885



Experian Goad Plan Created: 08/09/2022

Created By: Green and Partners

For more information on our products and services:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011