

A1/A3 UNIT TO LET

GUILDFORD

11 NORTH STREET



Description

The subject premises are located in a prominent position on North Street adjacent to **Virgin Money** and **RBS**. The property is situated close to other national occupiers including **Decathlon**, **HSBC**, **The Entertainer**, **Laura Ashley** and **Sofa Workshop**.

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

Accommodation

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

Gross Frontage	32 ft. 10	(10 m)
Net Frontage	28 ft. 11 in	(8.81 m)
Ground Floor Sales	1,733 sq. ft.	(161 sq. m)
First Floor Ancillary/Sales	763 sq. ft.	(70.88 sq. m)

Lease

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed subject to 5 yearly upward only rent reviews.

Rent

Upon application.

Planning

The premises benefit from an A1 and A3 planning consent, further details available upon request.

Business Rates

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

Rateable Value	£94,000
UBR (20/21)	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 63. A full report is available upon request.

Legal Costs

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

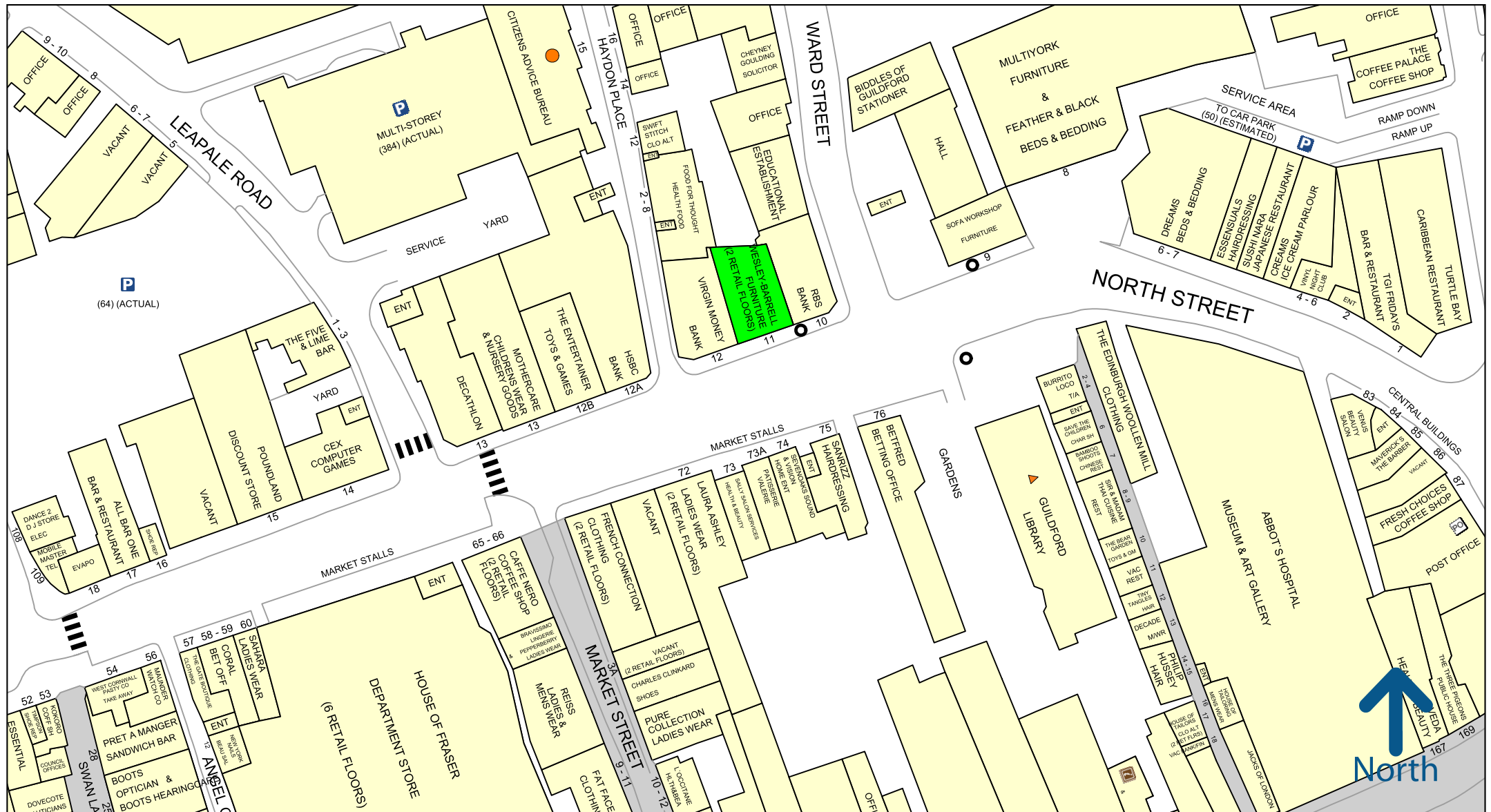
Viewing

Strictly via appointment through sole agents, **Green & Partners**, contacting:

Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

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

Subject to Contract



Experian Goad Plan Created: 25/03/2019
Created By: Green and Partners

50 metres

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