

GUILDFORD

105-
111 HIGH ST.
GUILDFORD
GU1 3DP

LARGE PRIME
STORE TO LET

OPPORTUNITIES RANGE FROM
11,000 SQ FT - 154,000 SQ FT





BE AT THE BEATING HEART OF GUILDFORD

GUILDFORD IS SURREY'S PRINCIPAL ADMINISTRATIVE AND COMMERCIAL CENTRE.

The town offers an attractive and varied retailing environment, and benefits from one of the most affluent catchment populations in the UK. The town has a range of high end occupiers to include **Hugo Boss**, **Hobbs** and **Massimo Dutti** along with many national multiples to include **Marks & Spencer**, **Boots**, **White Stuff**, **Joules**, **Ted Baker**, **Jigsaw**, **Jack Wills** and many others.

The subject property benefits from frontages to both High Street and North Street. The High Street elevation is 100% prime within Guildford, with the North Street elevation increasing its popularity with retailers including **Decathlon**, **Caffe Nero**, **Harris + Hoole**, **The Entertainer**, and **French Connection**.

BOSS
HUGO BOSS

HOBBS
LONDON

Massimo Dutti

TED BAKER
LONDON

White Stuff

Joules

GANT

Barbour

ANTHROPOLOGIE



MOST AFFLUENT CATCHMENT POPULATION IN THE UK RANKING IT NO. 1 ON THE PMA AFFLUENCE INDICATOR.

70% OF ADULTS BEING WITHIN A, B, C1 CATEGORIES.



PRIMARY CATCHMENT OF APPROXIMATELY 507,000.

ESTIMATED SHOPPER POPULATION OF 241,000.



UNIVERSITY POPULATION OF APPROXIMATELY 15,000.

APPROXIMATELY 4 MILLION TOURISTS ANNUALLY.

* SOURCE PMA



KEY DESTINATIONS

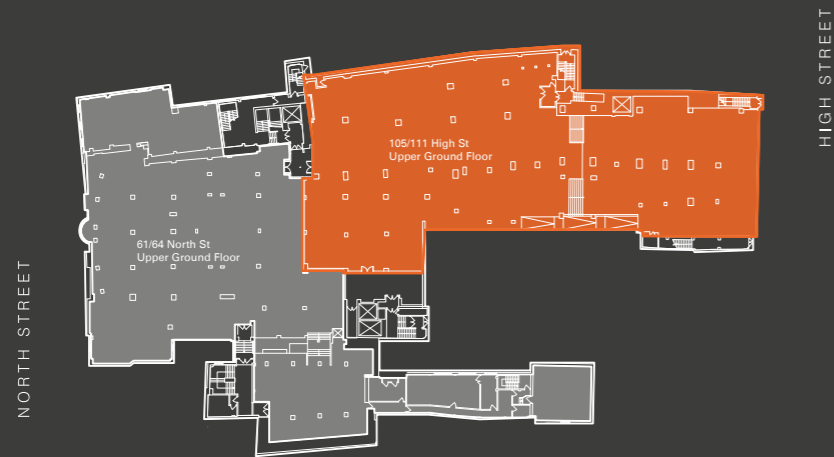
- 1. HIGH STREET
- 2. NORTH STREET
- 3. THE FRIARY
- 4. TUNSGATE QUARTER
- 5. WAITROSE & PARTNERS
- 6. MARKS & SPENCER



GROUND / NORTH STREET - UNIT B



FIRST FLOOR - UNIT B NORTH STREET GROUND - UNIT A HIGH STREET



FIRST FLOOR UNIT A HIGH STREET



BIG OPPORTUNITY

The property as currently configured offers the following. All areas taken from plan are gross internal.

CURRENT CONFIGURATION

High Street Frontage	75.75 ft	23.09 m
North Street Frontage	100.75 ft	30.71 m

	SO.FT	SO.M
Lower Ground Floor Loading / Auxiliary	16,066	1,493
Lower Ground Floor Sales	13,778	1,280
Upper Ground Floor Sales	38,383	3,566
Basement	2,474	230
First Floor Sales	35,976	3,342
Second Floor Sales	28,833	2,679
Third Floor	23,198	2,156
Fourth Floor	21,032	1,954
Fifth Floor	5,607	521
TOTAL	185,347	17,221

Subdivision Options – Our clients are prepared to consider suitable subdivision opportunities as follows.

UNIT A - 105/111 HIGH STREET

Internal Width	63 ft	19.4 m
Ground Floor	17,469 sq ft	1,623 sq m
First Floor	34,692 sq ft	3,223 sq m

UNIT B - 61/64 NORTH STREET

Internal Width	68 ft	20.7 m
Ground Floor	11,141 sq ft	1,035 sq m
First Floor	17,416 sq ft	1,618 sq m

Subject to demand consideration will be given to a variation of this opportunity.



TERMS

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

COMMENCING RENT/RENTS

Upon application.

SERVICE CHARGE

To be determined dependent upon the nature of any reconfiguration.

EPC

A current EPC report is available upon request. On a sub division basis individual EPCs will be provided.

VIEWING

Staff are not aware. All discussions are to be confidential and all viewings must be made via the agents. Subject to contract.

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