

PRIME A1 SHOP TO LET

GUILDFORD

83 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 **Boots**, with other nearby occupiers including **Ernest Jones, Gap, Waterstones, WH Smiths and Caffé Nero**.

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

Accommodation

The premises are arranged over ground, first and second floors having the following approximate floor areas:

Ground Floor Sales	1,039 sq. ft. (96.53 sq. m)
First Floor Ancillary	1,543 sq. ft. (143.35 sq. m)
Second Floor	Not inspected

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

Upon application.

Timing

Available for immediate occupation.

Business Rates

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

Rateable Value	£185,000
UBR (20/21)	0.512p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. 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 by appointment through sole agents, **Green & Partners**, contacting:

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

Harry Jeffery 020 7659 4827
mike.willoughby@greenpartners.co.uk

Subject to Contract

