

# PRIME SHOP TO LET

## GUILDFORD

### 126 HIGH STREET



#### Description

The premises are located in a prime trading location on the pedestrianised High Street. The shop sits adjacent to **The Body Shop** with other nearby occupiers including **Hugo Boss, Massimo Dutti, Joules, White Stuff, Ted Baker, Hobbs and Offices Shoes**.

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

#### Accommodation

The premises are arranged over ground and basement floors comprising the following approximate floor areas:

<b>Gross Frontage</b>	15 ft 9 ins	(4.80 m)
<b>Net Frontage</b>	16 ft 6 ins	(5.02 m)
<b>Ground Floor Sales</b>	789 sq. ft.	(73.30 sq. m)
<b>Ground Floor Storage</b>	122 sq. ft.	(11.33 sq. m)
<b>Basement Storage</b>	361 sq. ft.	(33.54 sq. m)

#### Lease

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

#### Rent

# £115,000

per annum exclusive.

#### Business Rates

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

<b>Rateable Value</b>	£104,000
<b>UBR (20/21)</b>	0.512p

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

#### EPC

The property has an EPC rating of B 43. A full report is available upon request.

#### Legal Costs

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

#### Availability

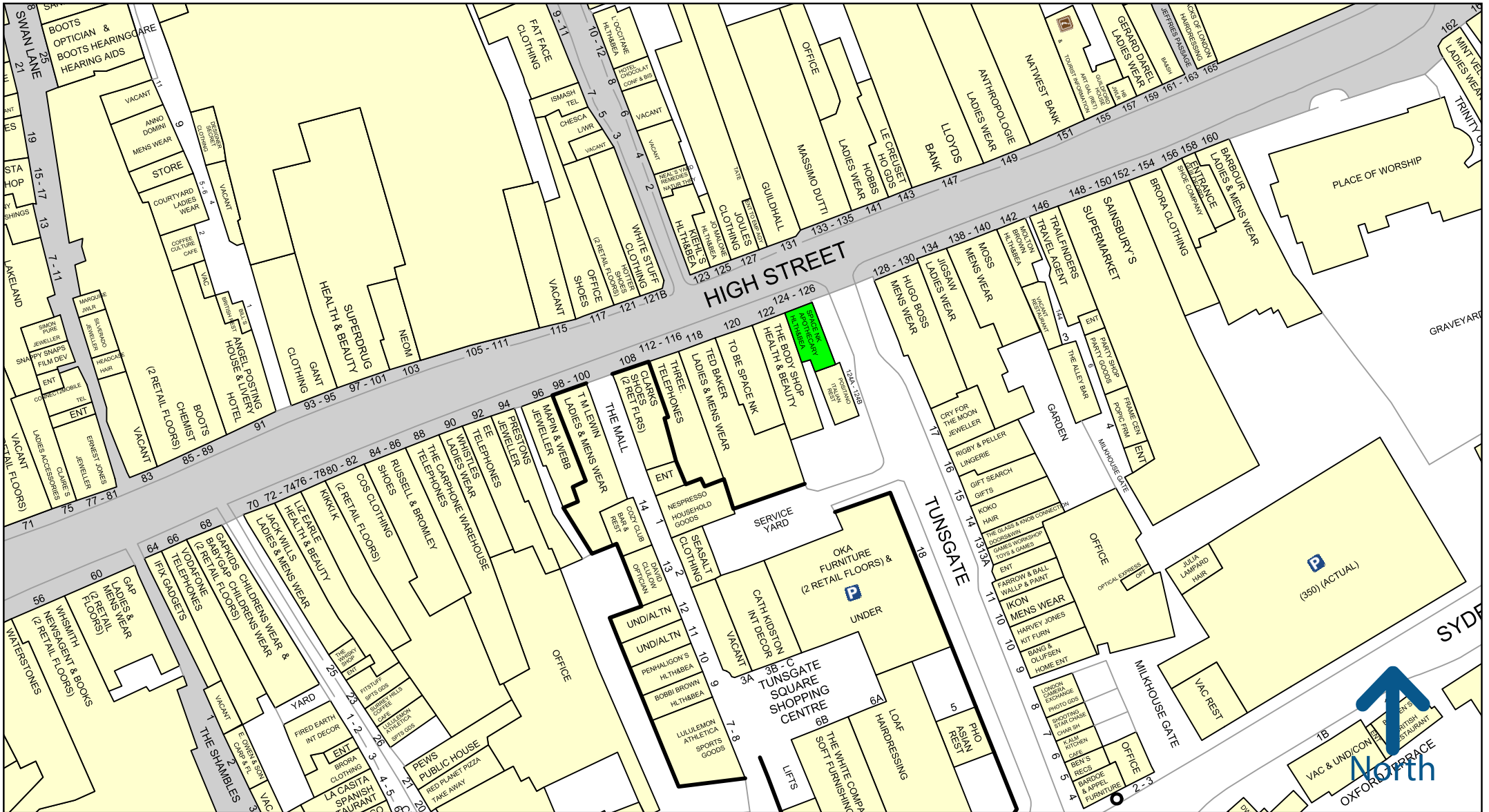
The premises are available from July 2020 subject to vacant possession.

#### Viewing

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

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

*Subject to Contract*



50 metres

Experian Goad Plan Created: 30/01/2020  
Created By: Green and Partners



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