

PRIME UNIT TO LET

GUILDFORD

22 NORTH STREET



Description

The premises are situated in a prominent location at the lower end of North Street, in proximity to the main entrance of **The Friary Centre** and opposite **Marks & Spencer**. Nearby occupiers include **Mountain Warehouse**, **Burger King**, **Barclays**, **JD** and **All Bar One**.

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

Accommodation

The premises are arranged over ground floor only providing the following approximate areas:

Ground Floor 1,803 sq. ft. (167.49 sq. m)

Lease

The premises are available subject to vacant possession on a new full repairing and insuring lease for a term of years to be agreed.

Rent

£105,000

per annum exclusive.

Business Rates

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

Rateable Value	£114,000
UBR (20/21)	0.512p

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

EPC

The property has an EPC rating of C 62. A full report is available upon request.

Legal Costs

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

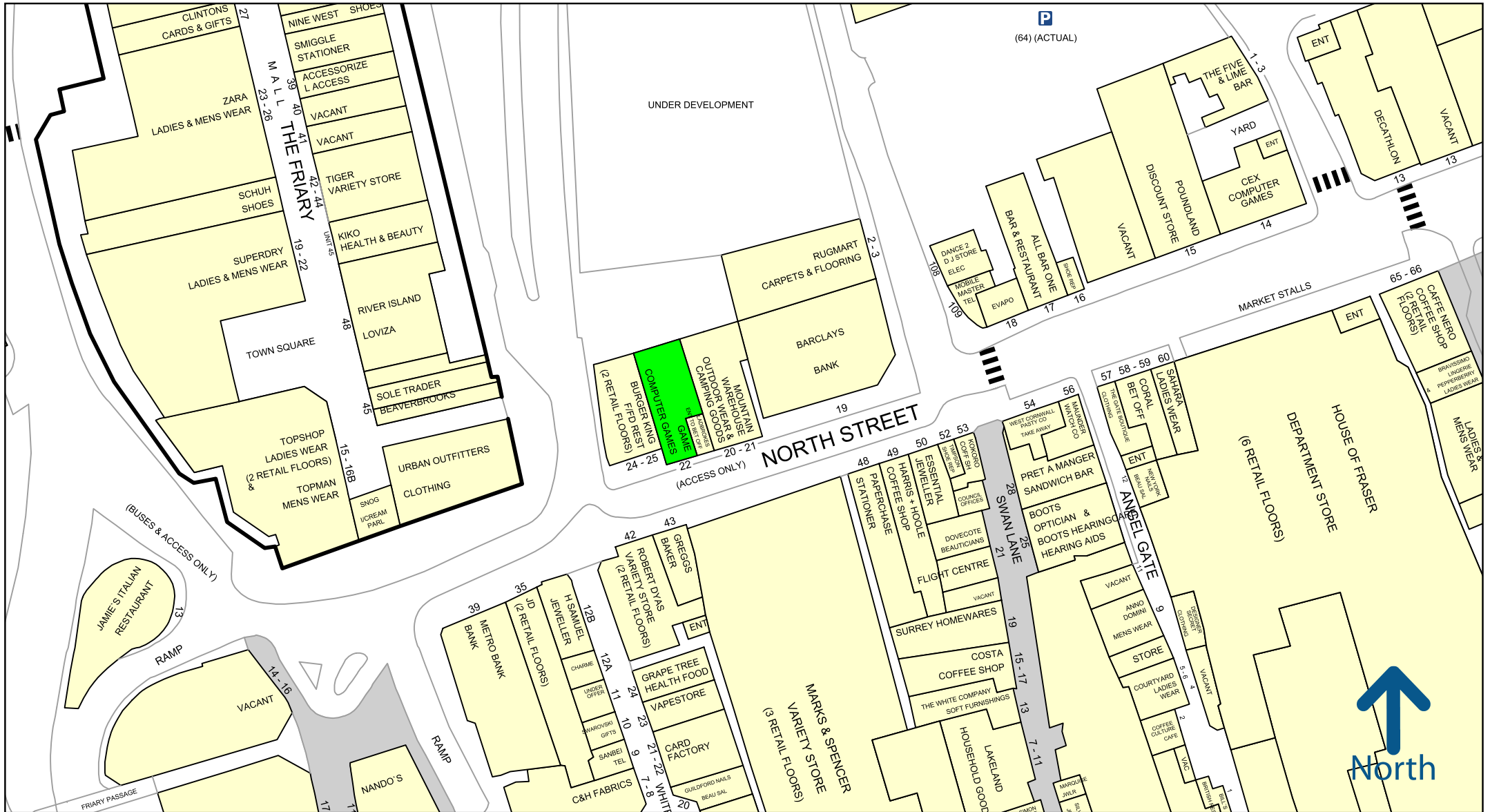
Viewing

The premises are available subject to vacant possession and strictly via appointment through sole agents, **Green & Partners**, contacting:

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Subject to Contract



Experian Goad Plan Created: 24/04/2020
Created By: Green and Partners

50 metres

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