

PRIME DOUBLE FRONTED CLASS E RETAIL UNIT TO LET

8 NORTH STREET , GUILDFORD, SURREY. GU1 4AF

853.86 sq. m (9,191 sq. ft) APPROX.

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These particulars are intended to give a fair description but their accuracy isn't guaranteed & they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

LOCATION

The premises are situated in central Guildford close to the High Street, the main shopping and business areas. There are a host of restaurants and well known brands in the area including Turtle Bay, Barbour, Loake, Neptune, Brora, Sainsbury's and Waitrose.

Guildford is an extremely popular and very accessible town with the A3 (London to Portsmouth Road) close by, whilst Guildford main line station provides a regular service to London (Waterloo), Reading and Gatwick.

DESCRIPTION

The property is arranged in a predominantly open plan format providing excellent retail display areas. In addition, the property offers a staff room with fitted kitchen, separate office, and ground floor toilet facilities. There is also an open plan first floor space that is ideal for storage.

The property could be adapted and may be suitable for a wide range of alternative uses falling within Use Class E, subject to landlords' consent and planning approval.

BUSINESS RATES

Rateable Value (2023) is £142,000.
We recommend contacting Guildford Borough Council to confirm.

ACCOMMODATION

The property has an approximate net internal floor area of:

Ground Floor:	650.13 sq. m	(6,998 sq. ft)
First Floor:	203.73 sq. m	(2,193 sq. ft)
Total:	853.86 sq. m	(9,191 sq. ft)

ENERGY PERFORMANCE RATING

To be confirmed

TENURE

The premises are available by way of a new Lease, for a lease term to be agreed

RENT

£125,000 per annum

VAT

We have been advised that the property is elected for VAT.

VIEWING

Strictly by appointment through Sole Agents.

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