

WELL PRESENTED RETAIL UNIT TO LET

GUILDFORD

73A North Street, Guildford, GU1 4AW



Location

This prime retail unit is located on North Street, situated between both the busy retail thoroughfares which link the High Street with North Street.

Nearby retailers include **The Sofa Workshop**, **Café Nero**, **French Connection**, **Laura Ashley**, and **Decathlon**.

Accommodation

The property is arranged over ground and first floor affording the following approximate dimensions & areas:

Ground Floor Sales:	676 sq ft	62.8 sq m
Ground Floor Ancillary:	73 sq ft	6.78 sq m
First Floor Ancillary:	300 sq ft	27.87 sq m
Total:	1049 sq ft	97.45 sq m

Change of use would be considered subject to requirement.

Rent

Rent on application.

Tenure

The property is available by way of a full new reversionary lease for a term to be agreed.

Rates

Rateable Value:	£61,000 pa
UBR:	0.504p
Rates Payable:	£30,744 pa

Legal Costs

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

EPC

This property has an EPC rating of B (50).

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VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

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