



Prime A1 Retail Unit Available Guildford High Street

STAFF UNAWARE

Subject To Relocation

RETAIL - HIGH STREET

TO LET

4,345 SQ FT

(403.66 SQ M)

- Prime high street location
- Prominent corner pitch on the high street and market street
- Nearby occupiers include House of Fraser, Superdry, Ted Baker, Khie'l's, Gant, TM Lewin, Hugo Boss and Massimo Dutti
- Opposite the entrance to Tunsgate Square Shopping Centre

OVERVIEW

Available Size	4,345 sq ft
Rent	£285,000 per annum passing
Rates Payable	£123,480 per annum 19/20 valuation
Rateable Value	£245,000
Service Charge	N/A
EPC Rating	C (68)

DESCRIPTION

The subject property occupies a prominent corner position on Guildford High Street and Market Street. The property benefits from excellent wrap-frontage and high footfall from the adjacent pedestrianised streets. The premises comprises of ground and first floor trading areas and a second floor store.

LOCATION

The accommodation is very well positioned with nearby occupiers including House of Fraser, Superdry, Ted Baker, Khie's, Gant, TM Lewin, Hugo Boss and Massimo Dutti.

ACCOMMODATION

The accommodation comprises of the following

Name	Sq ft	Sq m
Ground - sales area	1,324	123
Ground - ancillary	258	23.97
1st - sales area	2,363	219.53
1st - ancillary	400	37.16
Total	4,345	403.66

VIEWINGS

Viewings strictly to be arranged through Dan Peake and Jonny Goldstone at Montagu Evans.

TERMS

The property is confidentially available by way of an assignment of the existing lease expiring 11th November 2023.

PLANNING

Class A1



VIEWING & FURTHER INFORMATION

JONNY GOLDSTONE

07940258210

jonny.goldstone@montagu-evans.co.uk

DAN PEAKE

07824 560 912

Dan.Peake@Montagu-Evans.co.uk

ALEX HOROWITZ

07818538222

alexandra.horowitz@montagu-evans.co.uk



Find more properties @ [montagu-evans.co.uk](https://www.montagu-evans.co.uk)

Misrepresentation Act 1967. Montagu Evans LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions of the use and occupation, and other details are given in good faith without responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) Neither Montagu Evans LLP nor their employees has any authority to make or give any representation or warranties whatsoever in relation to the property. (iv) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position. (v) All the plans and maps provided within the particulars are for identification purposes only. Generated on 01/10/2020

Energy Performance Certificate

Non-Domestic Building



121, High Street
GUILDFORD
GU1 3DP

Certificate Reference Number:
0895-2594-8330-6690-1203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 68

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

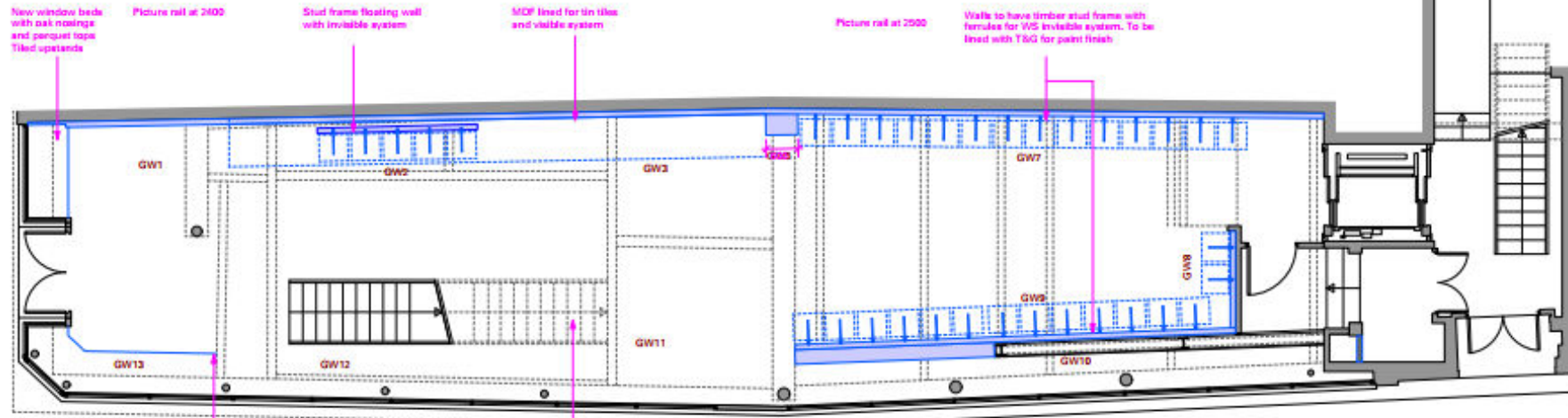
Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	983
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	63.74
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built

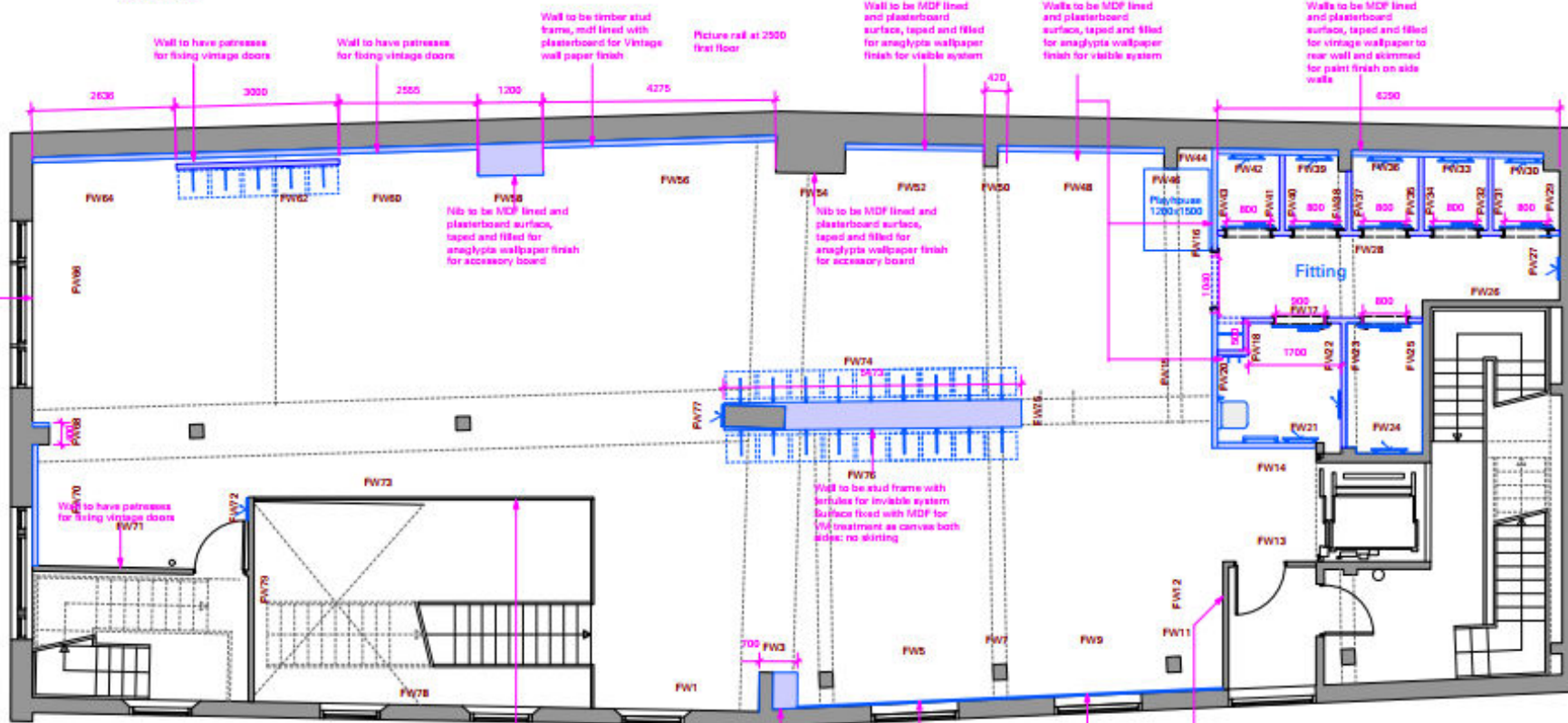
76 If typical of the existing stock



Ground Floor Builders Works
1:50

New window beds with oak nookings and parquet tops Tiled upstands

Underside of stairs to be plasterboarded for vintage wallpaper finish



First Floor Builders Works
1:50

New balustrade and handrail to staircase See detailed drawing

Wall to be MDF lined and plasterboard surface, taped and filled for anaglypta wallpaper finish for accessory board

Passcase at 2050 across exposed windows for living visible system

Passcase at 2050 across exposed windows for living visible system

Wall to be MDF lined and plasterboard surface, taped and filled for anaglypta wallpaper finish for visible system

B	20250623	Fixing screws adjusted
C	20250616	Corner wall added to FW50
D	20250613	Wall finishes detailed
E	20250611	Approved
A	20250611	Approved from site
-	20250610	Site marking
Rev	Date	Notes

AS BUILT

Project
WHITE STUFF Guildford
 121 High Street
 Guildford
 GU1 2EP

Drawing
 Builders Works
 Ground and First

Scale
 1:50 (A1)

Drawn by
 JMD/C

Checked by
 JMD/C

Project No.
WSGUI3 GA002

Sheet No.
E

Do not scale from this drawing.
 All dimensions are in millimetres unless otherwise stated. All dimensions measure to the face of the work unless otherwise specified.



Second Floor Proposed
1:50

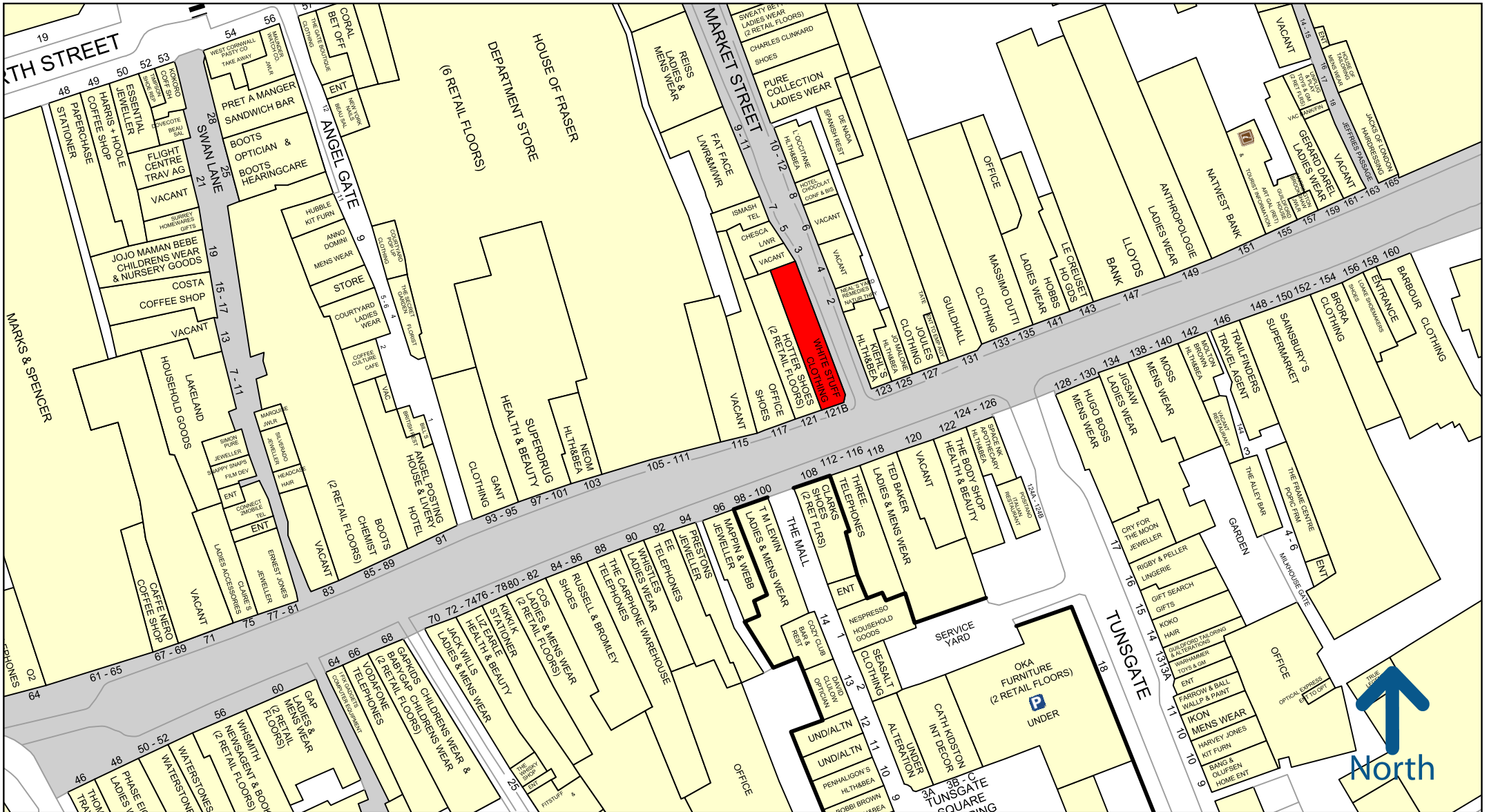


Rev	Date	Notes
D	2015-11-03	Stock racking added, and fire safety
C	2015-08-28	Decorate throughout to match existing
B	2015-08-13	Decorate throughout
A	2015-08-11	Amendments following site visit
-	2015-02-18	New drawing

AS BUILT

Project	
WHITE STUFF Guildford 121 High Street Guildford GU1 3DP	
Drawing	
Existing & Proposed Plan Second Floor	
Scale	Drawn by
1:50 (A1)	JWD/JC
Number	Revision
WSGUI3 GA203	D

Do not scale from this drawing.
All dimensions are in millimeters unless otherwise stated. All dimensions must be verified on site and any discrepancies reported to AMD.



Experian Goad Plan Created: 25/02/2020
Created By: Montagu Evans

50 metres

Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

