

SHOP TO LET

GUILDFORD

WHITE LION WALK SHOPPING CENTRE



Description

White Lion Walk Shopping Centre is situated in the heart of Guildford providing a busy cut through between the pedestrianised High Street, North Street and the Friary Centre.

The premises benefit from adjacencies to **Marks & Spencer** as well as the entrance to the recently refurbished Friary Centre where retailers include **Primark**, **River Island** and **Urban Outfitters**.

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

Accommodation

Unit	Ground Floor Area	Storage	Quoting Rent (pax)	Rateable Value	Rates Payable (20/21)	Service Charge (pa)	EPC Rating
9	293 sq. ft. (27.22 sq. m)	37 sq. ft. (3.44 sq. m)	£35,000	£16,000	£7,856	£4,692	E
10	264 sq. ft. (24.53 sq. m)	28 sq. ft. (2.6 sq. m)	£35,000	£15,500	£7,735	£4,184	B
12A	335 sq. ft. (31.12 sq. m)	-	£35,000	£15,250	£7,488	£4,094	D
23	775 sq. ft. (72 sq. m)	Ground: 85 sq. ft. (7.9 sq. m) First: 313 sq. ft. (29.08 sq. m)	£50,000	£27,750	£13,625	£13,888	D

Lease

The premises are available immediately for a term of years to be agreed. The landlord will consider short term lets. The leases will be contracted outside the security provisions of the Landlord and Tenant Act 1954.

Rent

All rents quoted are per annum and are **exclusive** of rates, service charge and all other outgoings.

Business Rates

This figure is an estimation and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

Legal Costs

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

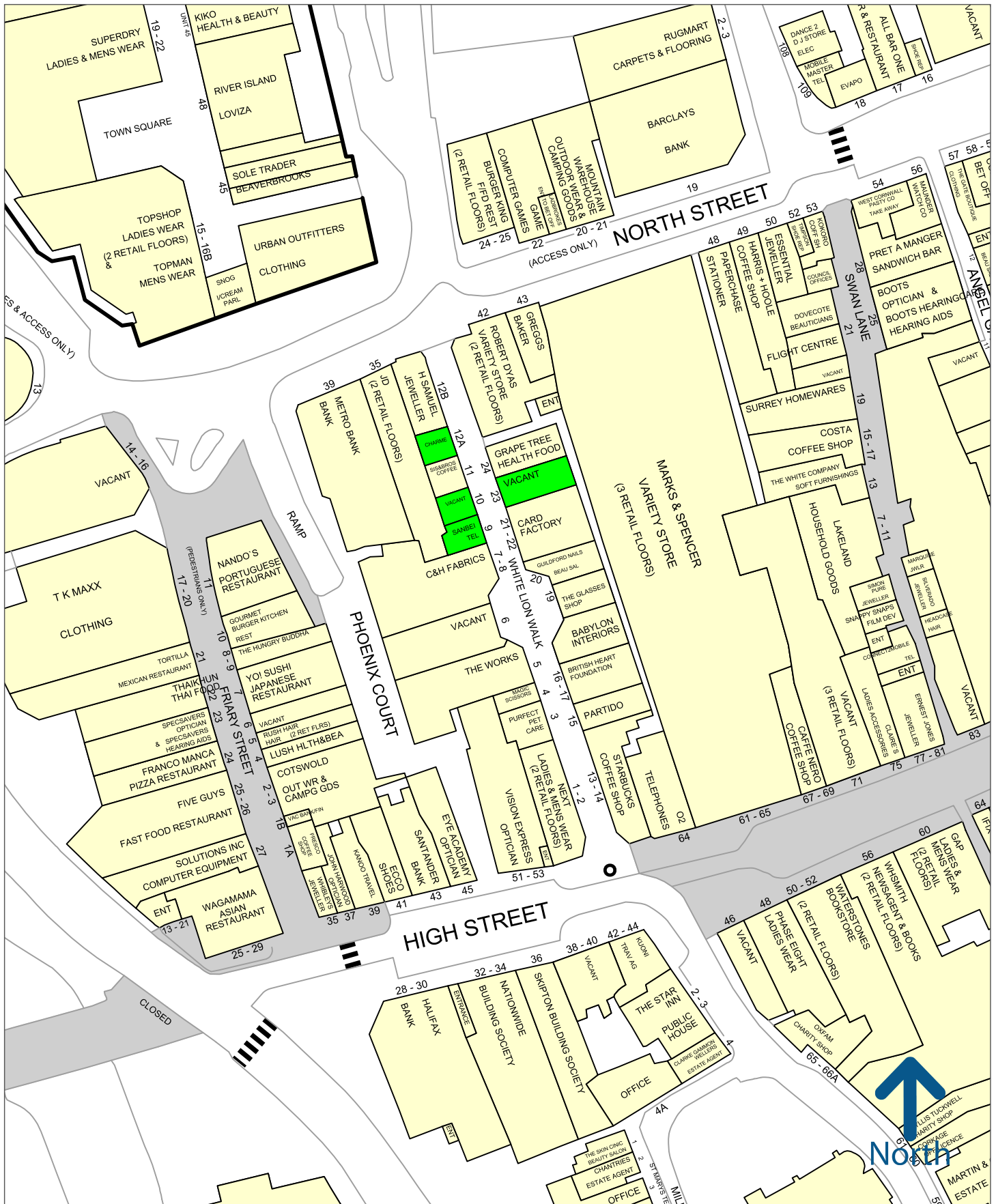
Viewing

Strictly by appointment through sole agents **Green & Partners**, contacting:

Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Adam Bindman 020 7659 4822
adam.bindman@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 03/06/2021

Created By: Green and Partners



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