

PRIME SHOP TO LET SUBJECT TO VACANT POSSESSION

GUILDFORD

46 HIGH STREET



Description

This unit is located on a prominent corner in the prime pedestrianised retailing pitch on the High Street. The shop sits immediately adjacent to **Phase Eight**, with other nearby occupiers including **WH Smith, Marks & Spencer, Gant, Jack Wills, Liz Earle, Caffe Nero, Kuoni** and **Rituals**.

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

Accommodation

The premises are arranged over ground floor, having the following approximate floor area:

Ground Floor 758 sq. ft. (70.42 sq. m)

Lease

The premises are available on a new FRI lease for a term of years to be agreed subject to upward only rent reviews on a 5 yearly basis.

Rent

£80,000

per annum exclusive.

Business Rates

The unit is being re-configured and will be re-assessed for rates purposes, further details available upon request.

EPC

The property has an EPC rating of D 96. A full report is available upon request.

Legal Costs

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

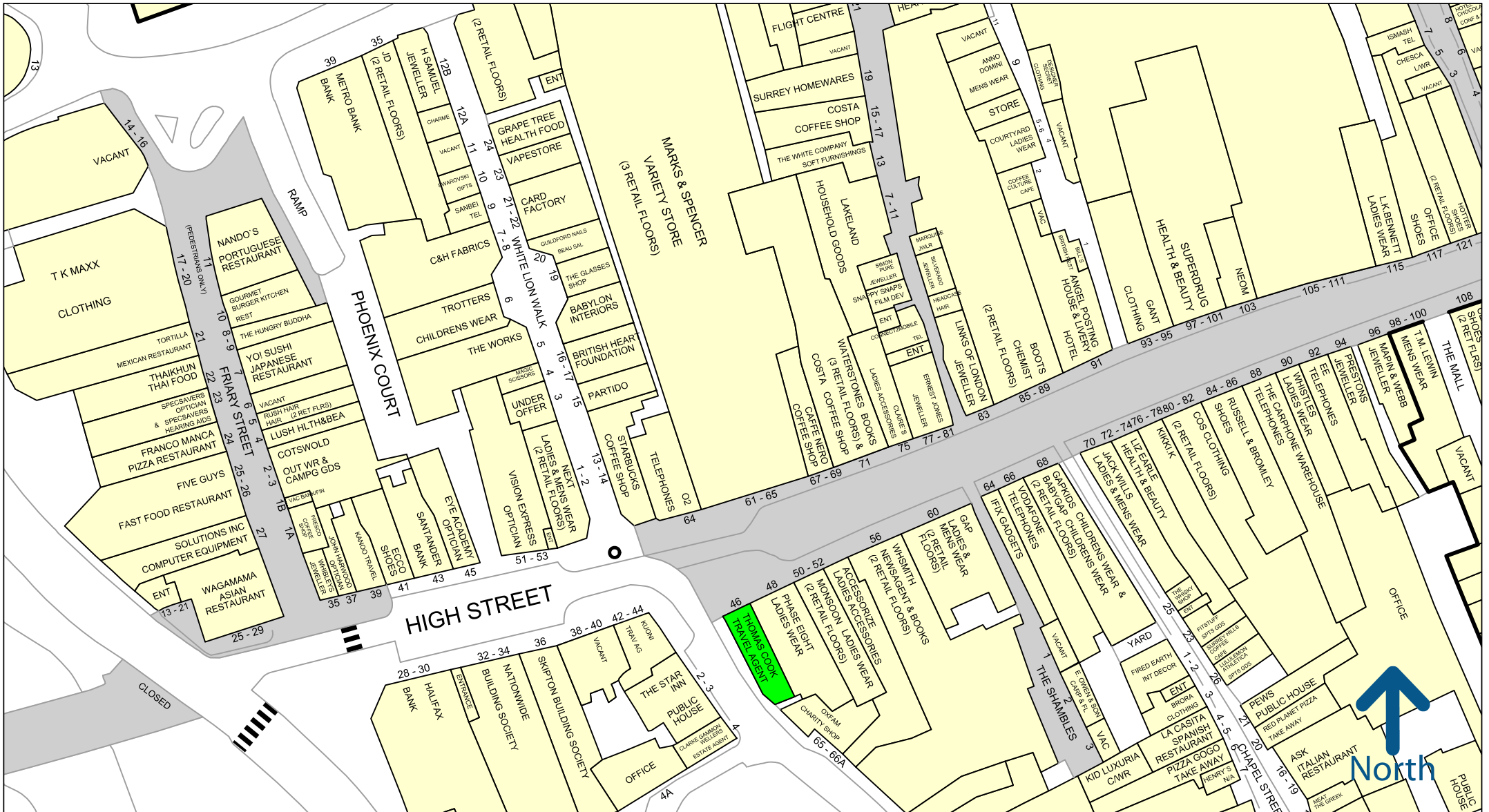
Viewing

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Freddie King 020 7659 4838
freddie.king@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 26/03/2019
Created By: Green and Partners



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