



PRIME SHOP TO LET SUBJECT TO  
VACANT POSSESSION

# GUILDFORD

## 215 HIGH STREET

### DESCRIPTION

The premises are situated on a prominent corner in a busy location within Guildford High Street. Retailers in the locality include **STA Travel, Toni & Guy, Whitewall Galleries, Ryman** and a number of restaurants (please refer to the attached copy of the street traders plan).

### ACCOMMODATION

The premises are arranged over ground and basement floors only, comprising the following areas and dimensions:

<b>Internal Width</b>	31 ft	(9.49 m)
<b>Ground Floor</b>	1,654 sq. ft.	(153.66 sq. m)
<b>First Floor Sales</b>	1,684 sq. ft.	(156.44 sq. m)
<b>Basement Store</b>	394 sq. ft.	(36.60 sq. m)

### LEASE

The entire premises are to be let on a full repairing and insuring lease for a term of 10 years with upward only rent review at the 5<sup>th</sup> year.

### RENT

# £100,000

per annum exclusive.

### BUSINESS RATES

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value:</b>	£134,000.00
<b>Rates Payable (19/20):</b>	£66,062.00

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

### EPC

A full report is available upon request.

### LEGAL COSTS

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

### VIEWING

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

**Olly Gardner** 020 7659 4825  
olly.gardner@greenpartners.co.uk

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

Or via joint agents, **Davis Coffer Lyons**, contacting:

**Rob Meadows** 020 7299 0700  
rmeadows@dcl.co.uk

*Subject To Contract*

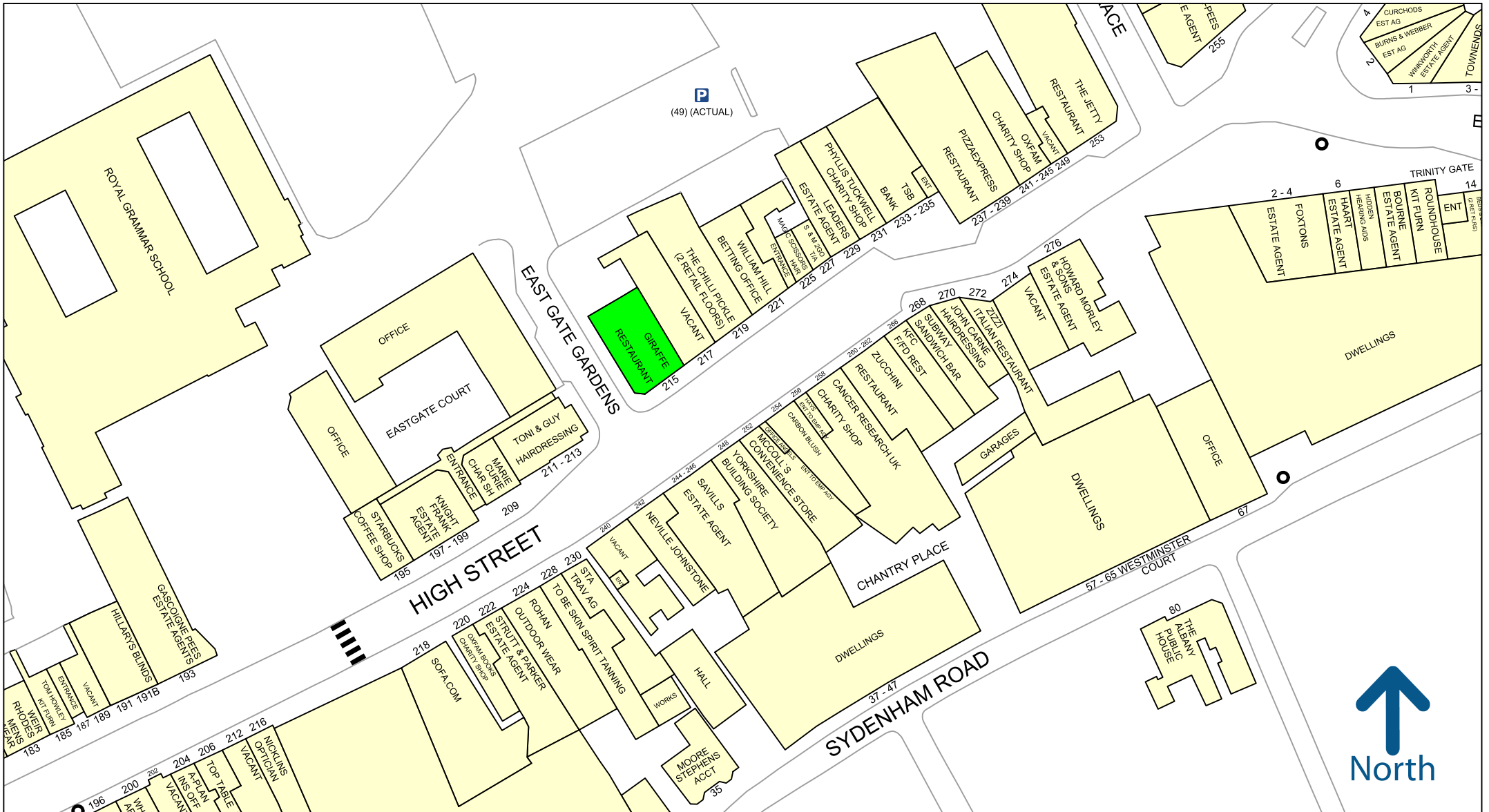
020 7659 4848

greenandpartners.co.uk

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Green & Partners is the trading name of Green & Partners LLP.  
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Created By: Green and Partners



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