

Cafe / Restaurant



Prime Cafe / Restaurant Opportunity in North Street

73A North Street, Guildford, GU1 4AW

Prominent North Street Parade

Formerly Patisserie Valerie Guildford

Arranged over ground floor and first floor ancillary

Current A1 retail use but may be suitable for A3 STPP

Fitted out to a high standard for a Cafe / Restaurant operator

Offices above with Circa 200 people captive audience

Nearby retailers include Sofa Workshop, Dreams and TGI Fridays

Location

This prime retail unit is well positioned on North Street, situated between both Jeffries passage and Market Street, both popular retail thoroughfares connecting the High Street to North Street. Nearby retailers include The Sofa Workshop, Dreams, TGI Fridays, Laura Ashley, Decathlon and Mothercare

Description

Formerly Patisserie Valerie Guildford and fitted out to an exceptional standard including suspended ceilings with airconditioning, timber floor effect, panelled & painted walls and chandelier lighting. In addition, there is a serving and island area in situ to the front of the unit with tables, chairs and inset sofa style seating to the rear. Any incoming tenant will benefit from minimal fit-out works. We understand the unit currently has the benefit of A1 retail use however A3 will be considered subject to planning.

Accommodation

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

Internal Width	15'4"	(4.69m)
(Narrowing to 9'8" (2.99m) after 35' (10.68m) of depth)		
Shop Depth	46'5"	(14.16m)
Ground Floor Sales	676 sqft	(62.8sqm)
Ground Floor Ancillary /Storage	73sqft	(6.78sqm)
First Floor Ancillary/Storage	300sqft	(27.87sqm)
Total	1049sqft	(97.45sqm)

Lease

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£49,000 pa exclusive of rates, service charge and VAT (if applicable)

Rating

Rateable Value £61,000 described as shop and premises

Rates Payable 2019/2020 £30,744

Further information is available from the VOA website: www.voa.gov.uk

Legal Costs

Each party to bear their own legal costs incurred in this transaction

EPC

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

Viewing & Further Information

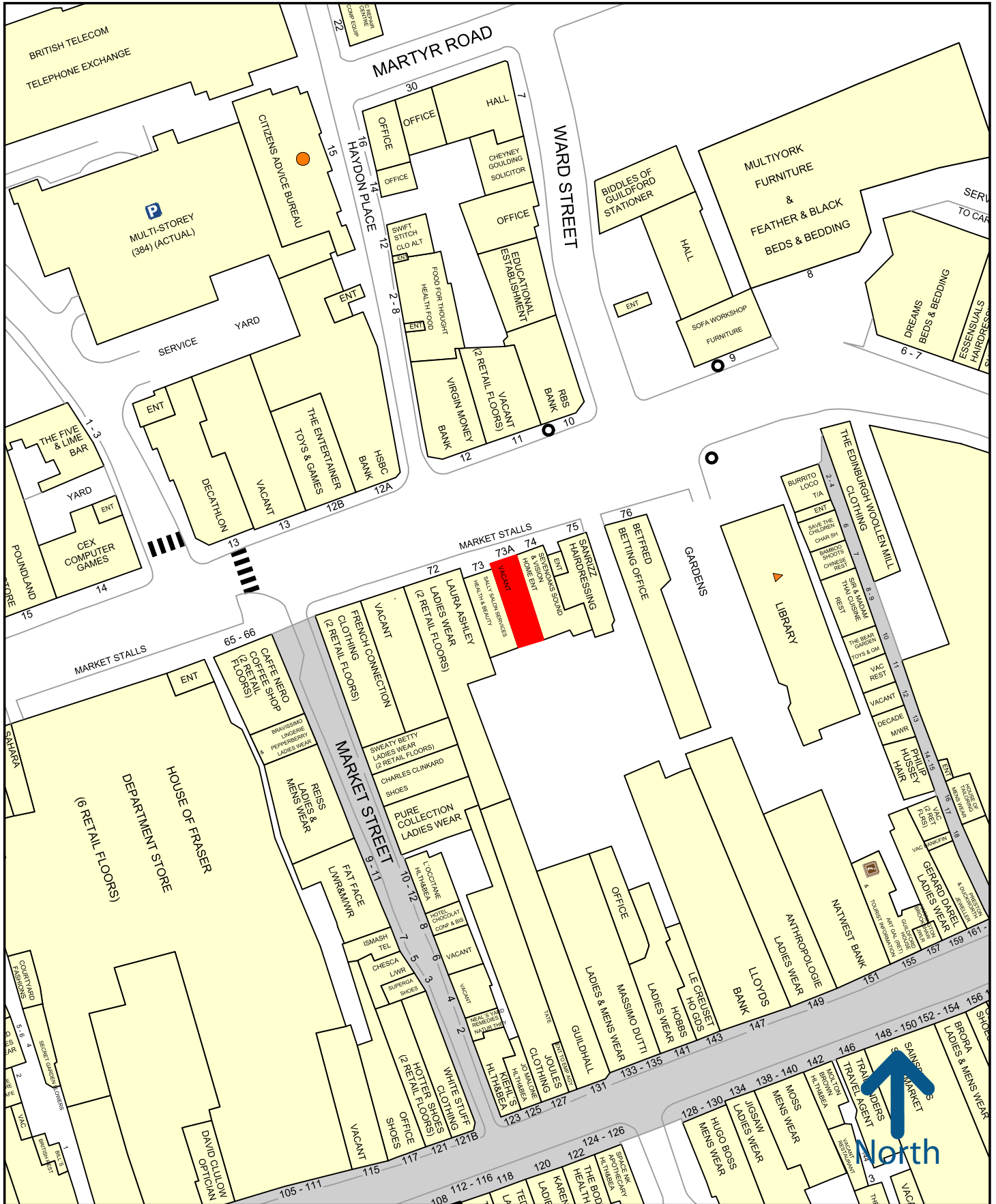
For further information or if you would like to arrange a viewing please contact our agents:

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50 metres

Experian Goad Plan Created: 25/09/2019
Created By: Wadham Isherwood

