



Large Ground Floor Retail Unit Located in Guildford's Busy North Street

15 North Street, Guildford, GU1 4AF

Centrally Located

Large Open Retail Area

Rear Access & Store Room

3094 sqft (287.51 sqm)

Location

Positioned centrally in North Street in the heart of Guildford's central shopping area, this large retail unit is close to the Friary Centre and opposite House of Fraser along with other retailers that include, Pret a Manger, All Bar One, CeX and the newly opened Decathlon store.

Description

Ground floor lock up retail unit offering excellent open retail space along with rear access, rear storage space and staff facilities.

Accommodation

Internal Width	43 ft	(13m)
Shop Depth	81 ft	(24.87m)
Sales Area	2.792 sq ft	(259.42 sq m)
Rear Storage	302 sq ft	(28.09 sq m)

Terms

The property is available on a new lease for a term of 5 years outside the Landlord & Tenant Act 1954 security of tenure provisions with a landlord break anytime after the 3rd year of the term on 6 months prior written notice.

Rent

Rental offers are invited. Exclusive of rates plus VAT (if applicable).

The Code For Leasing Business Premises

M&G Real Estate Limited supports The Code for Leasing Business Premises in England & Wales 2007 produced by The Joint Working Group on Commercial Leases. Follow the code at www.commercialleasecode.co.uk. Small Business? For free help on negotiating a lease see www.leasingbusinesspremises.co.uk.

Legal Costs

Each party to be responsible for their own legal costs associated with this transaction.

EPC

C (72) and is available to download

Rating**Business Rates**

Rates Payable: £50,779 per annum

(based upon Rateable Value: £103,000 and UBR: 50.4p)

**Viewing & Further Information**

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

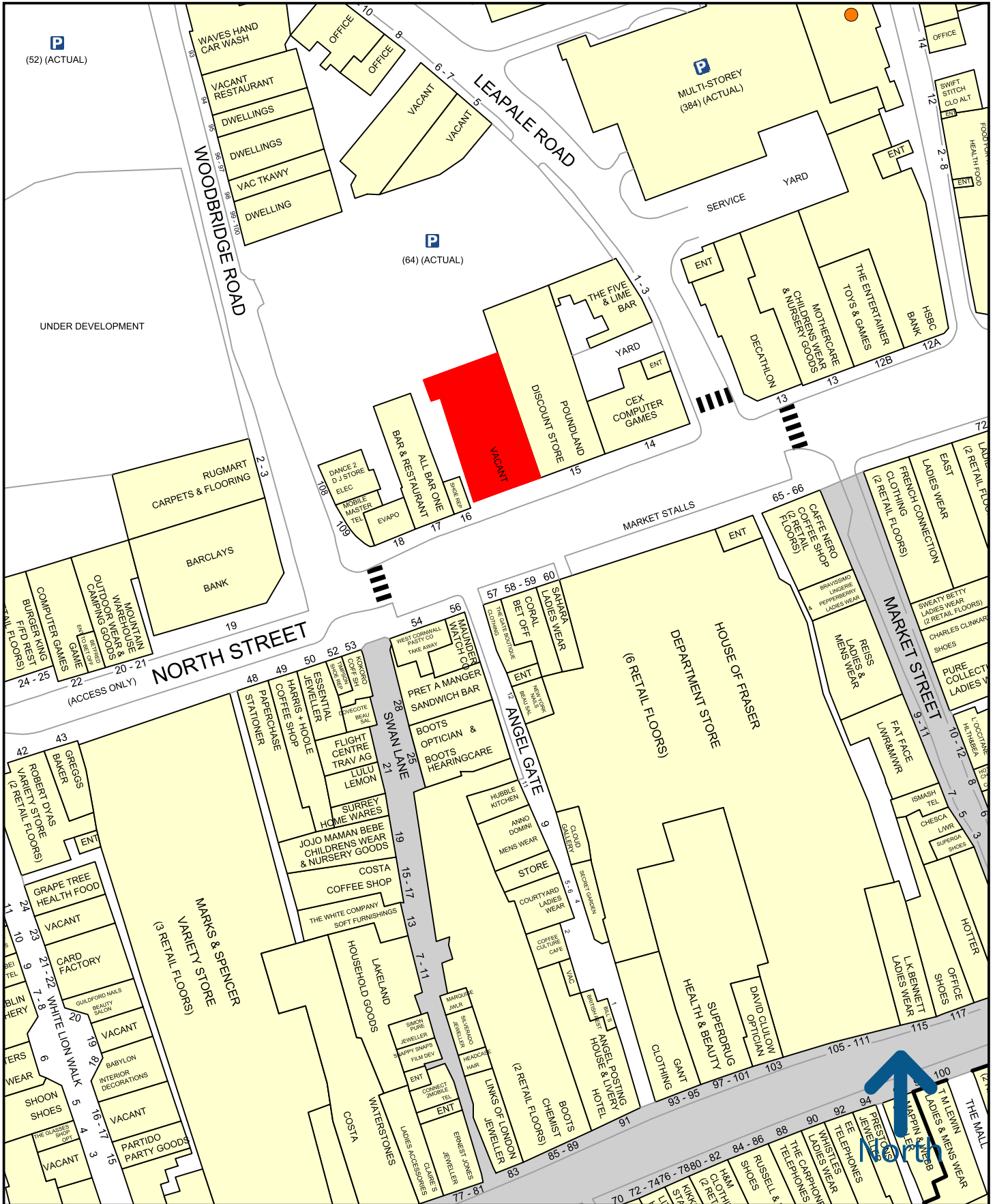
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Experian Goad Plan Created: 10/05/2019
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