



Prime retail/restaurant/leisure unit to let (following redevelopment)

**RETAIL - HIGH STREET**

**TO LET**

**1,100 TO 6,237 SQ FT**

**(102.19 TO 579.44 SQ M)**

- Prime A1/A3/A4 Opportunity on Friary Street, Guildford, located next to the new McDonald's
- Neighbouring occupiers include McDonald's, Nandos, Five Guys and TK Maxx
- 6,237 sqft ground floor unit available with prominent frontage
- Ground unit can be split upon application

## OVERVIEW

Available Size	1,100 to 6,237 sq ft
Business Rates	To Be Reassessed
EPC Rating	Upon Enquiry

## LOCATION

The property is situated on Friary Street, Guildford, located adjacent to the new McDonald's. Friary Street is also home to a number of retail and restaurant occupiers, including; TK Maxx, Cotswold, Lush, Rush Hair, Franco Manca, Nando's, Five Guys, Gourmet Burger Kitchen, Yo! Sushi, ThaiKhun and Tortilla.

The Property benefits from being situated in close proximity to Guildford Train Station and The Friary Centre.

## ACCOMMODATION

The unit is located over ground floor only with the below approximate net internal areas. The premise has the potential to be subdivided into various configurations to suit specific occupier needs.

Name	Sq ft	Sq m	Availability
Ground - Sales	6,237	579.44	Available
1st - Sales	4,750	441.29	Under offer
2nd - Anc	5,307	493.04	Under offer
Total	16,294	1,513.77	

## TERMS

The property/individual units are available to be let on a new full repairing and insuring lease(s) for a term by arrangement directly from the Landlord.



## VIEWING & FURTHER INFORMATION

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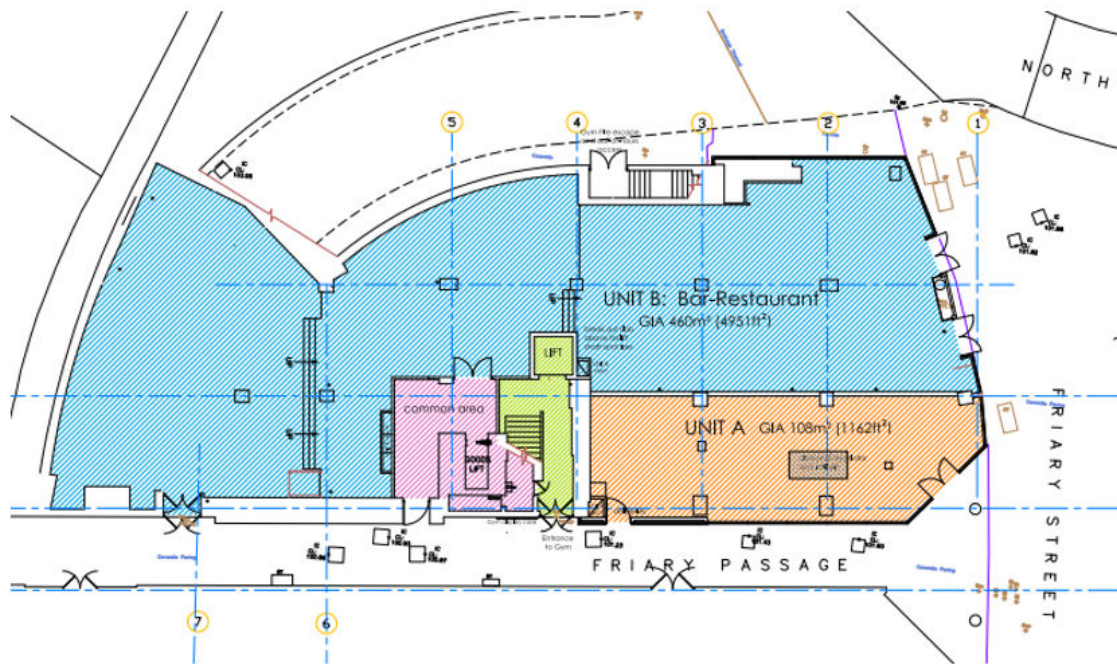
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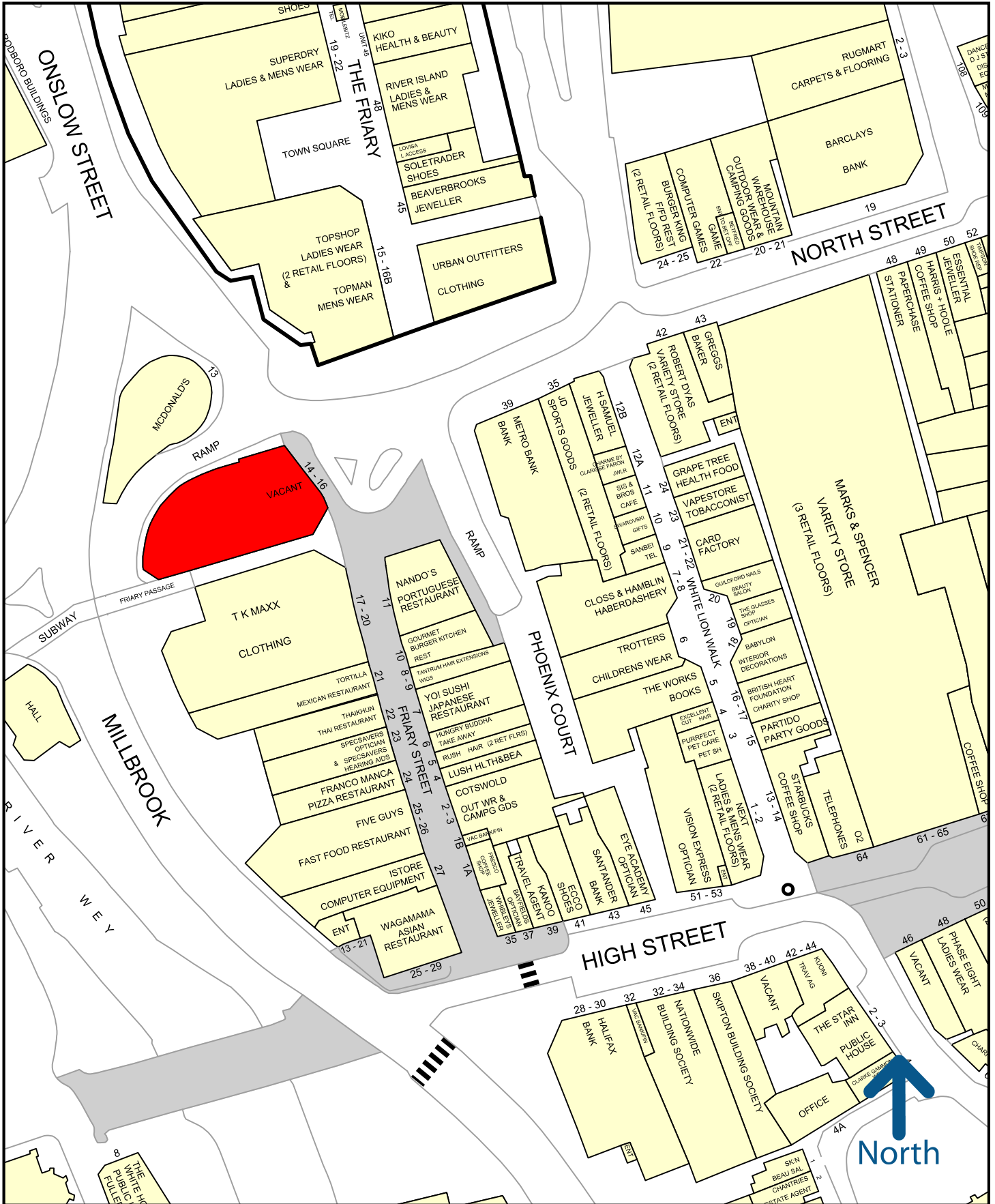


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50 metres

Experian Goad Plan Created: 08/06/2020  
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