



FOR LEASE

112-116 High Street

Guildford GU1 3HQ

SUBJECT TO VACANT POSSESSION

Property Highlights

- Prominent High Street position in one of the South East's most affluent and high-performing retail destinations
- High footfall location benefitting from strong pedestrian flows throughout the day and week
- Excellent frontage offering strong visibility and branding potential
- Close proximity to key anchors, including The Friary Centre, Tunsgate Quarter, and multiple national chains

Location

Guildford is a prosperous South East retail hub, about 27 miles south-west of Central London, with an affluent catchment, strong footfall, and high visitor numbers.

The property sits in a prime High Street position among premium fashion, beauty, lifestyle, and food brands, benefiting from excellent retailer performance and a broad customer base.

Guildford Station is within walking distance, offering fast links to London Waterloo, while the A3 provides quick access to the M25 and wider motorway network. The town centre is also well served by car parks and bus routes.

Description

The ground and basement levels provide excellent trading space, with bright front-of-house areas and generous ceiling heights. The first floor offers useful ancillary/office accommodation.

The unit benefits from a full-height glazed frontage, strong natural light, good internal layout flexibility, and high visibility to continuous pedestrian traffic.

Rent

£110,000 per annum

VAT

All figures are quoted exclusive of VAT, if applicable

Accommodation

Approximate net internal areas.

Ground Floor	829 sq ft	77.01 sq m
Basement	617 sq ft	57.30 sq m
First Floor	322 sq ft	29.91 sq m
Total:	1,768 sq ft	164.22 sq m

(Interested parties are advised to verify these areas on site by prior appointment)

Business Rates

Rateable Value	£87,500
Rates Payable (26/27)	£38,500

(Interested parties should make their own enquiries with Guildford Borough Council)

Subject to contract.

Amanda Wakefield

M +44 7824 143 468
Amanda.wakefield@nmrk.com

Fergus Dobbs

M +44 7907 864 876
Fergus.dobbs@nmrk.com

84 Grosvenor Street
London, W1K 3JZ
United Kingdom
nmrk.com

NEWMARK

Guildford GU1 3HQ

EPC

Full Energy Performance Certificate available upon request.

Location Map

Tenure

A new lease to be agreed. Flexible lease terms available (subject to contract)

Service Charge

TBC



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