**GUILDFORD - 69/70 NORTH STREET**

**A1 RETAIL OPPORTUNITY**

**Location**
The subject premises occupy a prominent position on North Street in close proximity to Market Street, the primary pedestrian route to High Street.

Located immediately adjacent to French Connection and Laura Ashley, other nearby retailers include Caffe Nero, House of Fraser, Reiss, Bravissimo and Sweaty Betty.

**Demise**
The property is arranged over ground and first floor, providing the following approximate areas and dimensions:

<table>
<thead>
<tr>
<th>Description</th>
<th>Approximate Area</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal Width</td>
<td>27' 5&quot;</td>
<td>8.35 m</td>
</tr>
<tr>
<td>Shop Depth</td>
<td>86' 7&quot;</td>
<td>26.40 m</td>
</tr>
<tr>
<td>Ground Floor</td>
<td>2,094 sq ft</td>
<td>194.54 sq m</td>
</tr>
<tr>
<td>First Floor Ancillary</td>
<td>1,793 sq ft</td>
<td>166.58 sq m</td>
</tr>
<tr>
<td>Total</td>
<td>3,887 sq ft</td>
<td>361.12 sq m</td>
</tr>
</tbody>
</table>

**Tenure**
A new effective FRI lease for a term of years to be agreed.

**Rent**
On application.

**Rates**
Rateable Value: £120,000

Interested parties are advised to make their own enquiries to the Local Authority.

**EPC**
Available upon request.

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Further Information
For further information or to arrange a viewing please contact:

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020 7190 9801
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