

ROBINSON WEBSTER



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:

| | | |
|--------------------|--------------------|-----------------|
| Ground floor sales | 2,094 sq ft | 195 sq m |
| First floor: | 1,793 sq ft | 167 sq m |
| Total: | 3,887 sq ft | 362 sq m |

Tenure

A new 15 year FRI lease, subject to 5 yearly upward only rent reviews. Subject to vacant possession.

Rent

On application

Rates

| | |
|------------------------|----------|
| Rateable Value: | £120,000 |
| Rates Payable (18/19): | £59,160 |

Interested parties are advised to make their own enquiries

EPC

Available Upon Request

Further Information

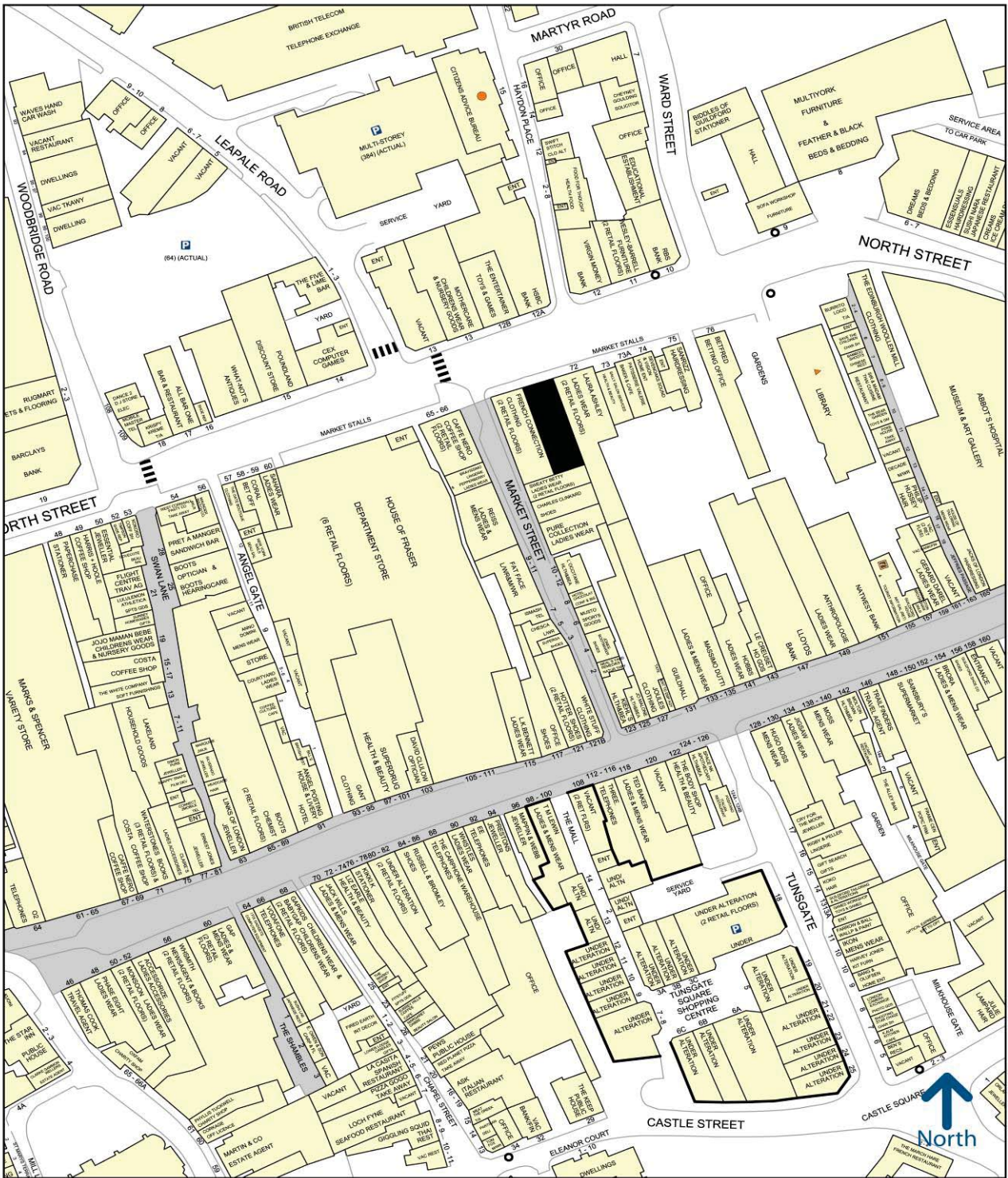
For further information or to arrange a viewing please contact the sole agents **Robinson Webster**.

Adam Robinson
020 7190 9803
07980 576 245
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Joe Martin
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Or, contact our joint agents
GCW on 0207 7408 0030

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ROBINSON WEBSTER

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