



ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



GUILDFORD, 69/70 NORTH STREET

A1 RETAIL OPPORTUNITY
SUBJECT TO VACANT POSSESSION

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**.

Accommodation

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

Ground Floor: 2,094 sq ft
First Floor: 1,793 sq ft
Total: 3,887 sq ft

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

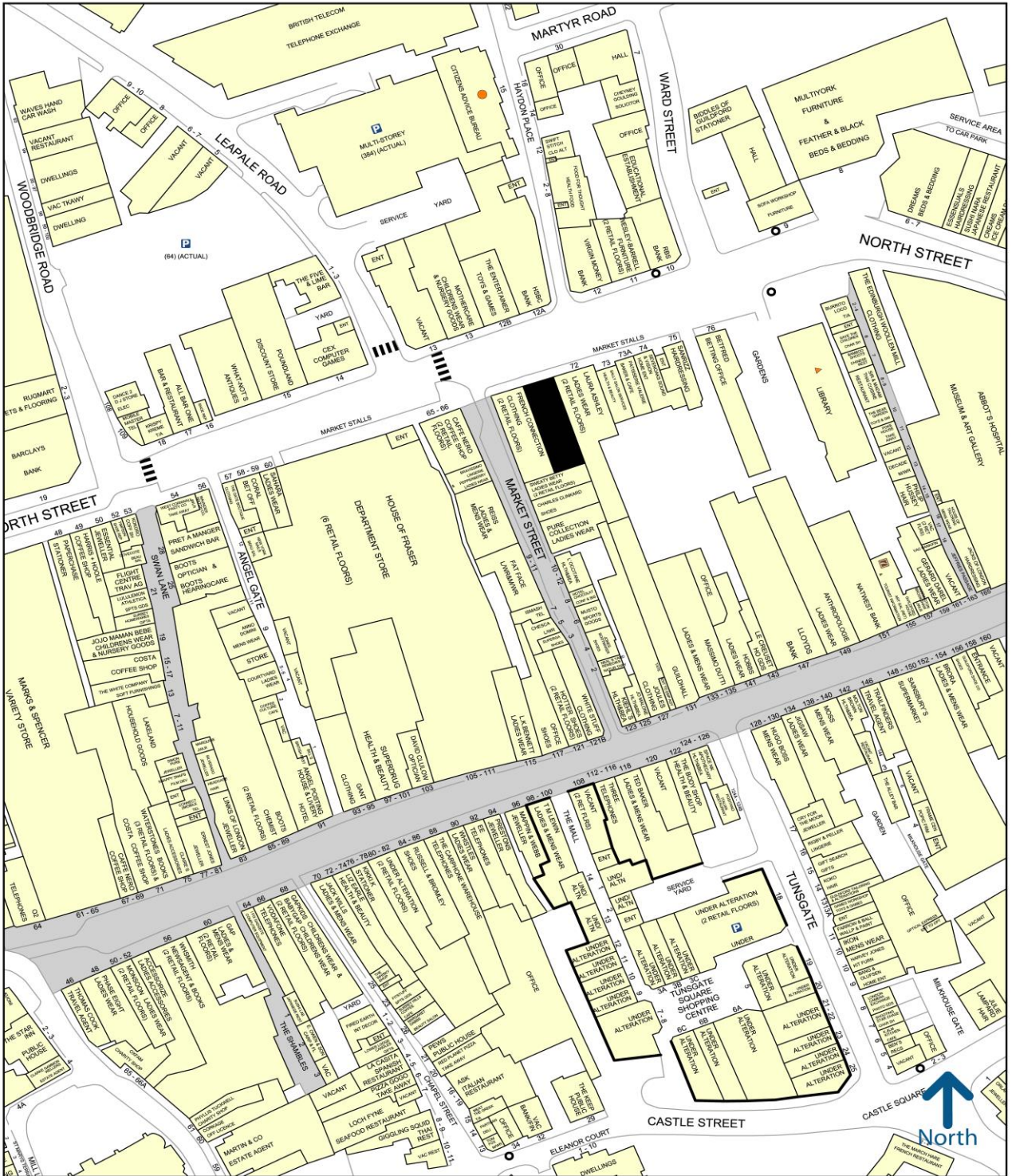
Viewing and Further Information

Through joint sole agents, Robinson Webster:

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Or, contact our joint agents **GCV** on 0207 7408 0030



50 metres



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