

Guildford

121 High Street, GU1 3DP.



**PRIME RETAIL PREMISES
AVAILABLE ON A NEW LEASE
SUBJECT TO VACANT POSSESSION**

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Guildford, 121 High Street, GU1 3DP.

Location

The property is situated in a prime location in the heart of Guildford city centre. Nearby retailers include Office Shoes, Superdrug, Gant and White Stuff.

Lease

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Accommodation

The property is arranged over ground and basement floors and comprises the following approximate dimensions and net internal areas:

Frontage:	16ft 6in	5.1m
Shop Depth:	81ft	24.7m
Ground Floor:	1420 sq ft	131.9m ²
Basement Anc:	883 sq ft	82.1m ²

Rent

£180,000 per annum exclusive

Rates 2020/21

UBR (2020/2021) 51.2p

Rateable Value £177,000

Rates payable may be subject to transitional relief. Interested parties are requested to make their own enquiries with the local authority.



EPC

An Energy Performance Certificate for the property is available on request.

Legal Costs

Each party to bear their own legal costs.



Experian Goad Plan Created: 28/04/2020
Created By: TW Keil Ltd



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