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# GUILDFORD

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115 HIGH STREET



**100% PRIME RETAIL OPPORTUNITY  
NEW LEASE SUBJECT TO VP**

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## LOCATION

The shop is located in 100% prime location on the north side of Guildford High Street adjacent to House of Fraser and opposite The Tunsgate Shopping Centre. It is located on the pedestrianised section of the High Street where other retailers trading nearby include Joules, Massimo Dutti, Hobbs, Ted Baker, Whistles, COS, Russell & Bromley and Gant amongst others.

## ACCOMMODATION

The premises are arranged over ground, basement, first and second floors providing the following approximate dimensions and net internal floor areas:

Internal width	21'10"	6.65m
Shop depth	78'9"	24.00m
Ground floor	1,850 sq ft	171.87 sq m
Basement	1,010 sq ft	93.83 sq m
First floor	1,885 sq ft	175.12 sq m
Second floor	730 sq ft	67.8 sq m
<b>Total</b>	<b>5,475 sq ft</b>	<b>508.62 sq m</b>

Floor plans are available on request. The basement and first floors have previously been used as sales accommodation.

## LEASE

Subject to vacant possession a new lease is available for a term to be agreed subject to upward only rent reviews at 5 yearly intervals.

## QUOTING RENT

Rent on application.

## VAT

VAT is chargeable on the terms quoted.

## RATES

The local rating authority has verbally advised us that the property is currently assessed as follows:

Rateable Value	£224,000
UBR 2019/2020	£0.504
Rates payable	£112,896 pa

Interested parties should verify the above figures for themselves with the local authority or by referring to [www.vo.gov.uk](http://www.vo.gov.uk).

## PLANNING

The premises are located within a Conservation area.

## EPC

An EPC can be made available on request.

## VIEWING

Viewings are strictly by prior appointment through the sole retained agents:

**Nick Furlong**  
020 7183 0584  
nf@bcretail.co.uk

**Fergus Emmerson**  
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SUBJECT TO CONTRACT