

PRIME LEISURE  
OPPORTUNITY  
**GUILDFORD**  
MSU3  
FOOD COURT LEVEL  
THE FRIARY

### Description

The Friary is a covered centre in the heart of Guildford, home to an enviable mix of UK and international fashion brands.

The centre is principally anchored by **Next, Urban Outfitters, Primark** and **Zara** and is connected to a 1,100 space multi-storey car park. Other key occupiers include **Mango, Hollister, Oliver Bonas, Levis** and the recently opened **Sostrene Grene**.

The unit lies within the popular Friary Food Court where occupiers include, **McDonalds, Chopstix, KFC, Subway, Thai Express** and **Kokoro**.

Please refer to the attached copy of the street traders plan for further details.

### Accommodation

The premises are located on the food court level of The Friary, providing the following net area:

6,002 sq. ft. (557.60sq. m)

**Subject to terms, there is also a potential to deliver additional space. Please contact us for further information.**

### Lease

The unit is available by way of a new lease for a term to be agreed. The lease will include provisions for a service charge, making it effectively full repairing and insuring and subject to vacant possession.

### Rent

Upon application.



### Service Charge

The unit is to be reassessed following completion of landlord's works.

### Business Rates

The unit is to be reassessed following completion of landlord's works.

All parties are to be advised to make their own enquires to the relevant authority.

### EPC

The property has an EPC rating of B 48. A full report is available upon request.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Viewing

Strictly via appointment through joint agents, **Green & Partners**, contacting:

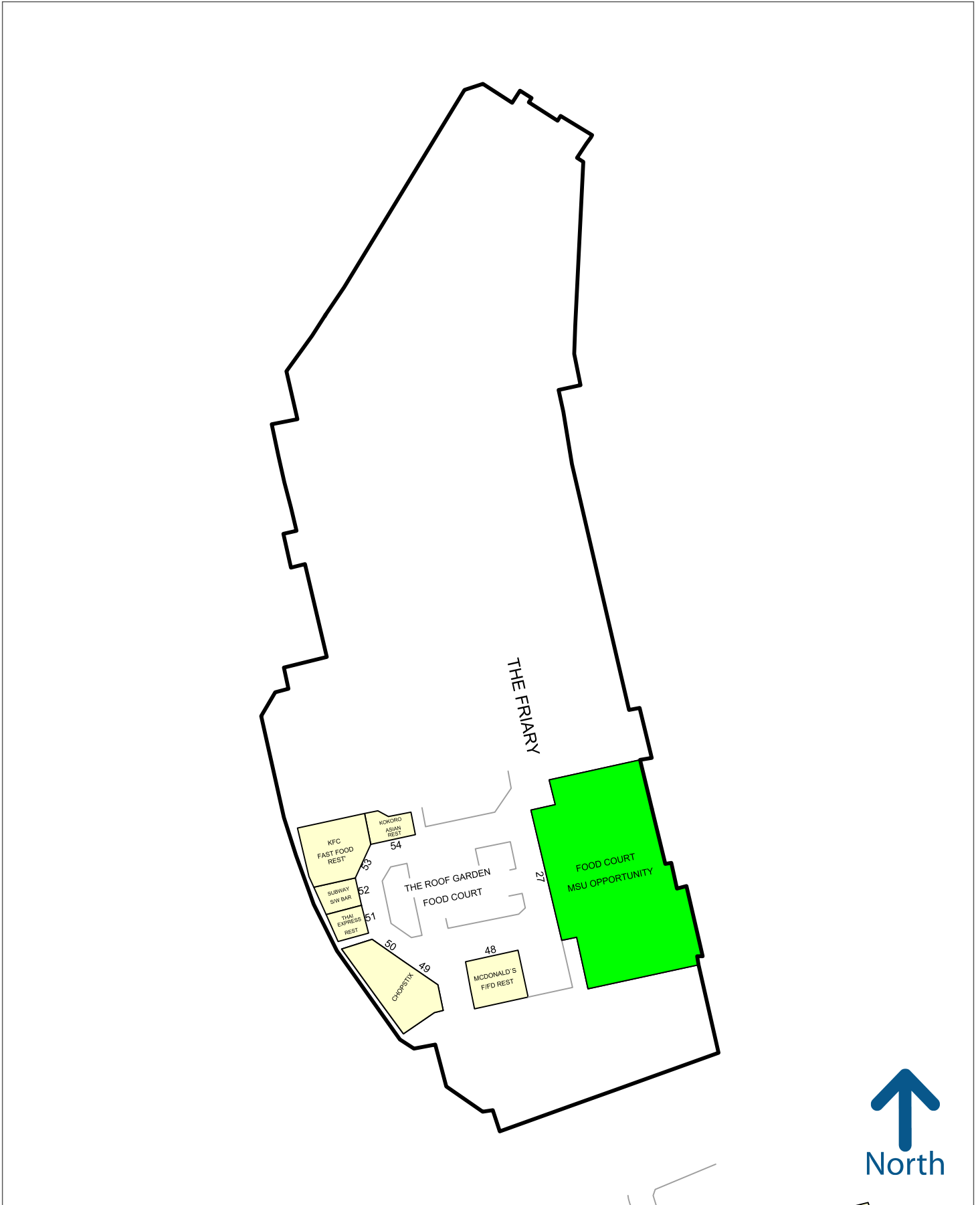
**Matt Beardall** 07912 746923  
[matt.beardall@greenpartners.co.uk](mailto:matt.beardall@greenpartners.co.uk)

**Nicole de Blaquiere** 07789 478916  
[nicole.deblaquiere@greenpartners.co.uk](mailto:nicole.deblaquiere@greenpartners.co.uk)

Or, **Lunson Mitchenall**, contacting:

**Will Hooper**  
**Alexandra Higham** 0207 478 4950

*Subject to Contract*



50 metres

Experian Goad Plan Created: 12/06/2024  
Created By: Green and Partners



Copyright and confidentiality Experian, 2023. © Crown  
copyright and database rights 2023. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/business-products/goad](http://www.experian.co.uk/business-products/goad) | [salesG@uk.experian.com](mailto:salesG@uk.experian.com)