PRIME LEISURE OPPORTUNITY GUILDFORD MSU3

FOOD COURT LEVEL

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 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 Beardall07912 746923matt.beardall@greenpartners.co.uk

Nicole de Blaquiere 07789 478916

nicole.deblaquiere@greenpartners.co.uk

Or, Lunson Mitchenall, contacting:

Will Hooper Alexandra Higham

0207 478 4950

Subject to Contract

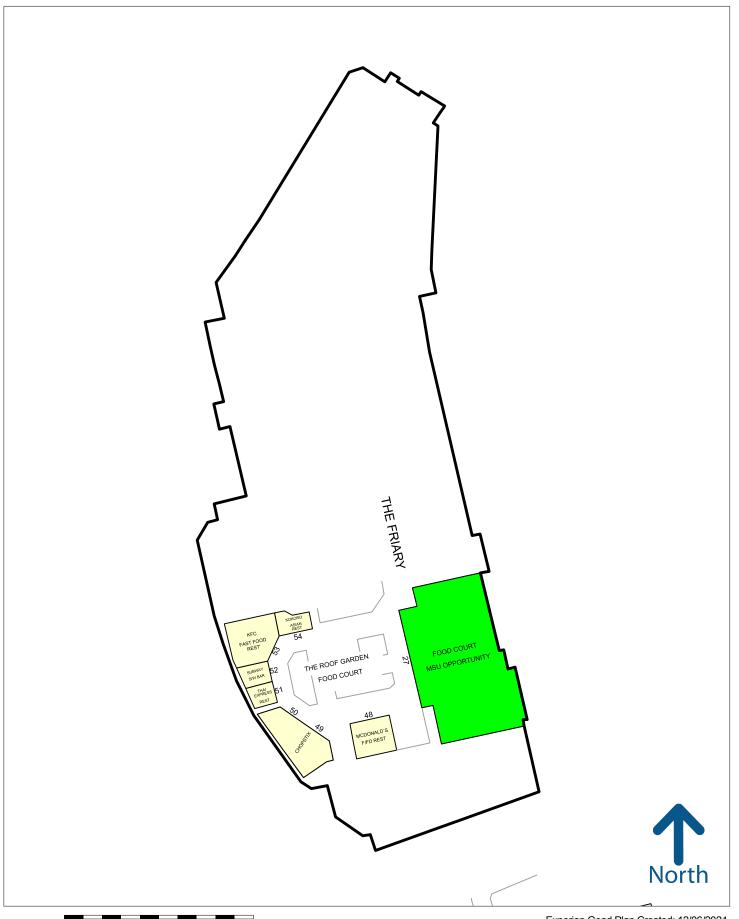


020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

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Map data

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

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