

PRIME CLASS E OPPORTUNITY GUILDFORD UNIT 73 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.

In addition to premium young fashion brands, the centre boasts a modern and spacious food court offering everything from burgers to sushi. Guildford is one of the most vibrant shopping destinations outside of London.

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

Accommodation

The premises are arranged on the lower ground mall close to **HMV, Pandora, Zara, Hollister, Boux Avenue** and **Mango**, providing the following net area:

Ground Floor	323 sq. ft.	(30.00 sq. m)
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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.

Rent

£25,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £6,245 per annum.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£21,250
UBR (24/25)	0.499p

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

EPC

The property has an EPC rating of C 64 rating. 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:

Nicole de Blaquiere 07789 478916

nicole.deblaquiere@greenpartners.co.uk

Matt Beardall 07912 746923

matt.beardall@greenpartners.co.uk

Or, **Lunson Mitchenall**, contacting:

Alexandra Higham

Will Hooper

0207 478 4950

Subject to Contract

