# CLASS E OPPORTUNITY GUILDFORD 132-134 HIGH STREET

# SUBJECT TO VACANT POSSESSION

# Description

The premises are located in a prime section of the pedestrianised High Street with nearby occupiers including **Megans, Hugo Boss, Massimo Dutti, Hobbs** and **Anthropologie.** 

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

# Accommodation

The premises are arranged over ground, first and second floors comprising the following approximate areas:

Ground Floor Net Sales	3,170 sq. ft.	(295.33 sq. m)
First Floor Sales	2,501 sq. ft.	(232.35 sq. m)
Second Floor Ancillary	1,280 sq. ft.	(118.91 sq. m)
TOTAL	6,951 sq. ft.	(645.76 sq. m)

The premises may be subdivided to provide a ground floor only unit. Further details are available upon request.

# Lease

The premises are available by way of a new lease for a term of years to be agreed.

#### Rent



per annum exclusive.



#### **Business Rates**

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

 Rateable Value
 £169,000

 UBR (24/25)
 0.546p

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

## EPC

The property has an EPC rating of C 52. 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 by appointment through sole agents, Green & Partners, contacting:

# Mike Willoughby 07810 480291

mike.willoughby@greenpartners.co.uk

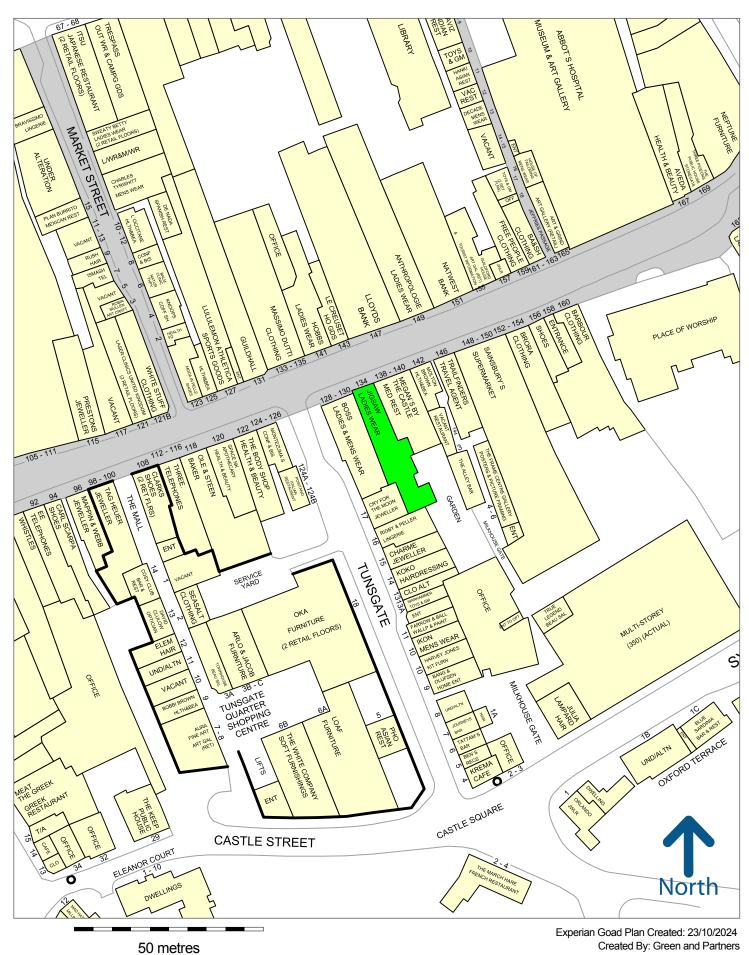
Subject to Contract



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50 metres

Ordnance Survey

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