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**TO LET**

**Prime Class "E" Unit**

490 sq. ft. – 1,116 sq. ft. (46 sq. m. – 193.68 sq. m.)

**56 North Street, Guildford, Surrey GU1 4AH**

## LOCATION

Situated in the heart of Guildford High Street, on the join between Angel Gate and North Street, close by to both Friary Shopping Centre and White Lion Shopping Centre.

The premises are situated in an excellent trading position with nearby occupiers including Kokoro, Itzu, Pret A Manger, Harris & Hoole and Timpsons.

## DESCRIPTION

Comprises a bright, open-plan retail space on the ground floor with large display window at the front and three further display windows to the side; there are two further floors of either retailing, meeting or office space above. The property benefits from a high quality fit out with modern fitted kitchen, flush fit down lights throughout out all floors, built in Sonos sound system, high spec customer toilet and separate staff toilet.

The unit has previously been used as a high-end watch store and is currently fitted with high-spec security which includes: 'Warrior doors', air-lock security doors, security glass, grade 4 safe, grade 4 alarm system, fog bandit, roller shutters and locked display cabinets. (if these items are not required by the new tenant, they can be removed) The building benefits from ample storage space including multiple storage cupboards throughout and a boarded loft with lighting.

## ACCOMMODATION

The accommodation is arranged on ground, first and second floors with the following approximate dimensions and areas:

Net Frontage	11'4"	3.47m
Ground Floor	490 sq. ft	45.52 sq. m
First Floor (storage)	326 sq. ft	30.2 sq. m
Second Floor (ancillary)	300 sq. ft	27.87 sq. m

## TERMS

The property is available on a sub-letting or potentially a new Lease direct from the Freeholder with terms to be agreed.

## RENT

£50,000 per annum + VAT

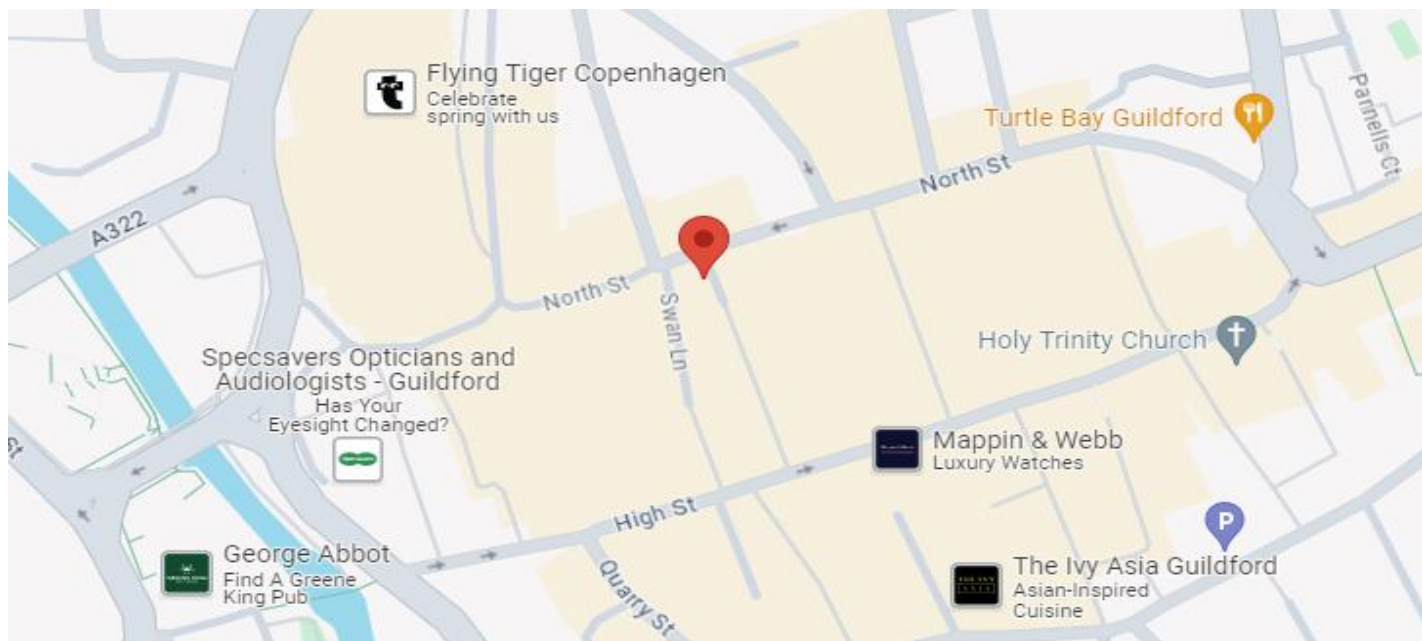
## RATES

Rateable Value: £31,000

Rates Payable: £15,469 (23/24) - Retail, hospitality and leisure occupiers currently eligible to receive up to 75% relief.

## EPC

TBC



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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