

# Guildford

## 69-70 North Street

Class E Opportunity – Subject to Vacant Possession



### Location

The subject premises occupy a prominent position on North Street in close proximity to Market Street, the primary pedestrian route to High Street.

Located adjacent to ITSU, other nearby retailers include Caffe Nero, Reiss, Crew Clothing, Sweaty Betty and Charles Tyrwhitt. Wendy's are also due to open directly opposite.

### Demise

The property is arranged over ground floor only, comprising the following approximate net internal floor area:

|                     |             |          |
|---------------------|-------------|----------|
| <b>Ground Floor</b> | 2,094 sq ft | 195 sq m |
|---------------------|-------------|----------|

### Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

### Rent

£77,500 per annum exclusive

### Rates

#### Rateable Value

£93,000

#### Rates Payable

£47,616 p.a.

Interested parties are advised to make their own enquiries to Guildford Borough Council on 01483 505050.

### EPC

Available upon request.

For further information or to arrange a viewing please contact:

**forge**

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