

Guildford

80-82 High Street

Class E Opportunity



Location

The subject property is situated within the 100% prime pedestrianised section of High Street, benefitting from high footfall and visibility.

Located adjacent to **Russell & Bromley**, other nearby retailers include **GANT**, **Moss Bros**, **NEOM** and **Rituals**. There have also been recent lettings to **Joe & the Juice** and **Coppa Club** in the vicinity.

Demise

The property is arranged over ground, first and second floors, comprising the following approximate net internal floor areas:

Ground Floor	3,858 sq ft	358 sq m
First Floor	3,398 sq ft	316 sq m
Second Floor	630 sq ft	59 sq m
Total	7,886 sq ft	733 sq m

Tenure

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

Rent

£170,000 per annum exclusive

Rates

Rateable Value	£360,000
Rates Payable	£184,320 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

020 7190 9801
forge-cp.com

Liam Jones
020 7190 9804
07990 335 016
liam@forge-cp.com

Harry Hill
020 7190 9805
07585 545 068
harry@forge-cp.com