Owen Isherwood
CHARTERED SURVEYORS

71 - 72, North Street, Guildford, GU1 4AW

TO LET | 4,703.40 SQ FT (436.96 SQ M)

Class E Retail Unit

- Prominent town centre location.
- Disabled access throughout.
- Floor plans available upon request.
- Suitable for a variety of occupiers
- 3.1m ground floor eve height.

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Location

The subject property is a three-storey retail unit located in a prominent position on North Street. The surrounding occupiers include Virgin Money, Decathlon, HSBC, The Entertainer and Sofa Workshop. 71-72 North Street is approximately 0.5 miles from Guildford Mainline Station, with regular services to both London Waterloo and Portsmouth Harbour as well as the London Road Station. The A3 (Guildford & Godalming Bypass) is located 0.9 miles away, with access to the A31 (Farnham Road) 1.8 miles away.

There is also a regular bus service which runs from the Bus depot (The Friary) with services across Surrey. There is no parking associated with the property, there is however adequate parking available in the town's multiple public car parks located within walking distance.

Description

Split over ground and basement levels, the class E site benefits from A/C, a mix of LED tube, track, linear and florescent spotlighting, W/C and kitchenette facilities located at basement level and a wooden vinyl flooring finish. The ground floor benefits from 3.14m eve heights while the basement level has 2.8m offering flexibility to a variety of occupiers. The main stairwell is found to the centre of the respective floorplates and the site also benefits from lift access.

Accommodation

Name	sq ft	sq m	Availability
Basement	2,271.30	211.01	Available
Ground	2,432.10	225.95	Available
Total	**4,703.40**	**436.96**	

Terms

New Lease

Rent

£150,000 per annum

EPC

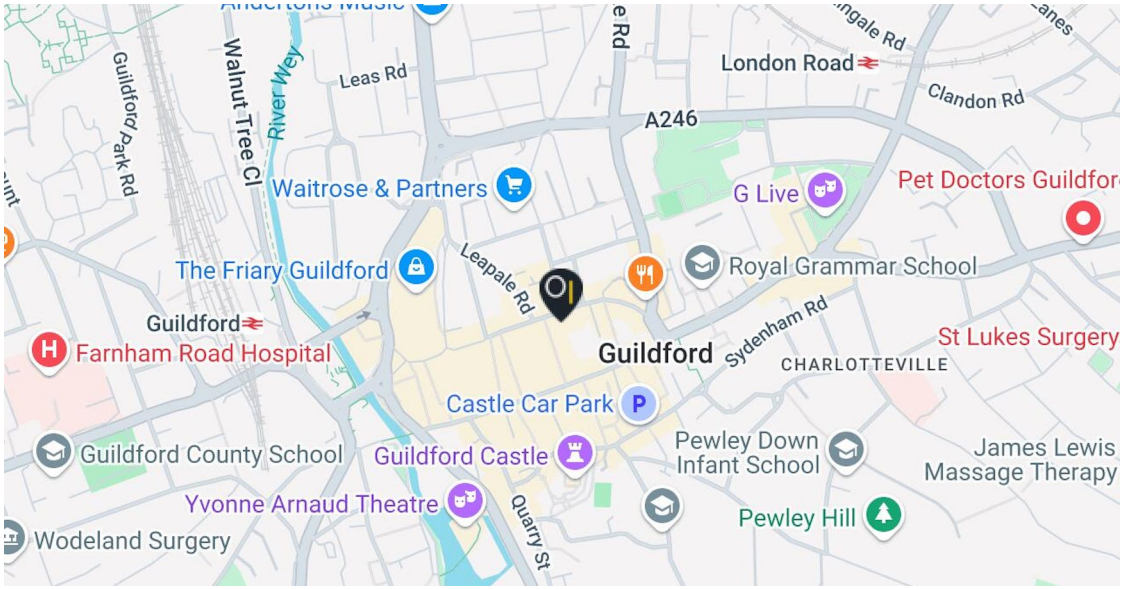
D (76)

Business Rates

Rates to be assessed.

Legal costs

Each party to bear their own legal costs incurred in the transaction



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