Owen Isherwood
CHARTERED SURVEYORS

The Old Cloth Hall, North Street, Guildford, GU1 4AU

TO LET | 2,046 SQ FT (190.08 SQ M)

Location

The property is prominently situated on North Street in Guildford, one of the town's principal commercial and retail thoroughfares.

The area benefits from strong footfall and is within close proximity to the High Street, The Friary Centre, and Guildford Railway Station, providing excellent accessibility and a mix of national and independent occupiers nearby.

Description

Prominent retail premises within The Old Cloth Hall, a historic Grade II listed building dating from 1629 and prominently positioned on North Street. The property was most recently occupied by Edinburgh Woollen Mill and is surrounded by a number of national retailers including HSBC, Sevenoaks Sound & Vision, Decathlon and Itsu. The premises are suitable for a variety of Class E uses.

The ground and first floors are currently undergoing refurbishment by the landlord, including the installation of new WCs at ground floor level and upgraded lighting throughout. The opportunity is for the ground and first floors only, additional storage space may also be available, subject to separate negotiation.

Accommodation

Name	sq ft	sq m
Ground - Retail Space	1,123	104.33
1st - Retail Space	648	60.20
1st - Ancillary Retail/Storage	275	25.55
Total	**2,046**	**190.08**

Rent

£35,000 per annum Exclusive of rates and VAT

EPC

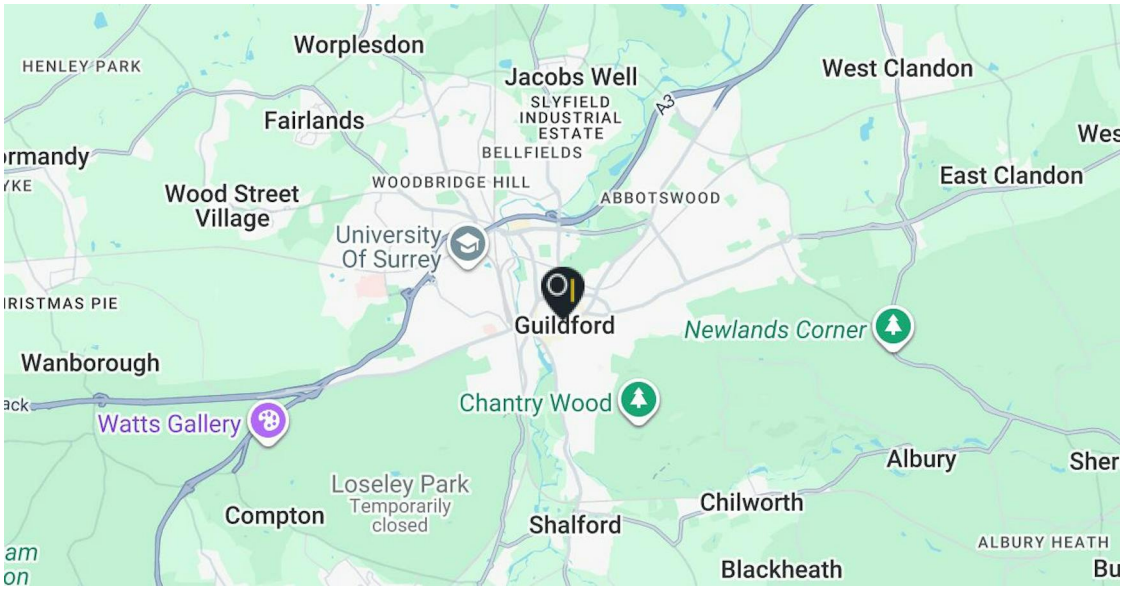
C (63)

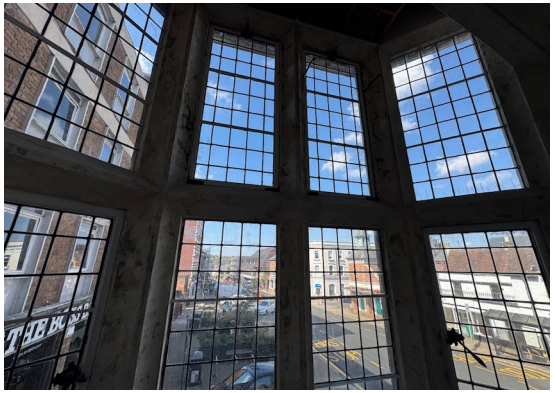
Terms

New internal repairing and insuring lease for 5 years outside the Landlord and Tenant Act.

Business Rates

Following Landlords works the property will be reassessed for business rates.





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