

Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015

PROMINENT RETAIL PREMISES

73.11 sq m (787 sq ft) Approx.

TO LET



85 NORTH STREET

GUILDFORD • SURREY • GU1 4AU

LOCATION:

The property is situated in a busy location close to the junction of North Street with the High Street and in close proximity to other retailers such as Ryman's, TGI Fridays and the General Post Office.

A good location plan is on the reverse of these particulars.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

85 NORTH STREET

GUILDFORD • SURREY • GU1 4AU

ACCOMMODATION: The premises are arranged over the ground and basement floors and provide the following approximate dimensions and floor areas:-

Gross Frontage:	6.40 m	21' 0"
Net Frontage:	6.17 m	20' 3"
Internal Width:	6.04 m	19' 10"
Ground Floor Sales:	73.11 sq m	787 sq ft

LEASE: 10 year effectively FRI lease from April 2008, subject to a rent review in the 5th year. Passing rent is £37,500 per annum exclusive, a new lease is available at a rent to be agreed.

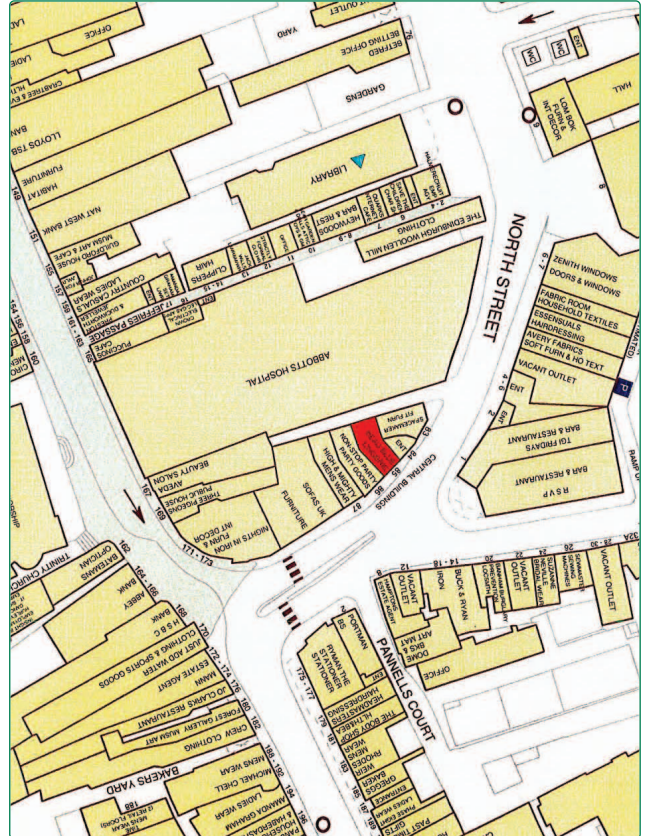
TERMS: The premises are available by way of Lease Assignment for the remainder of the existing term, or, we are reliably informed that the Landlord is prepared to offer a new 10 Years Lease term at a commencing rental of £42,500.00 per annum exclusive, plus VAT.

LEGAL COSTS: Each party to bear their own professional and legal costs in any transaction.

BUSINESS RATES: Rateable Value: £30,250.00

**Rates Payable: Approximately
£14,489.75 for the 2017/18
Financial Year**

VIEWING: The premises are available to view strictly by prior appointment through the **Sole Agents:**



James Gray
james@gascoignes.com

Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com

Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4336372.