COMMERCIAL PROPERTY TO LET - SUBJECT TO VACANT POSSESSION

9 North Street, Guildford, Surrey GU1 4AF



Savills London

33 Margaret Street London W1G OJD

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Gascoignes

2 Gillingham House Pannells Court Guildford GU1 4EU

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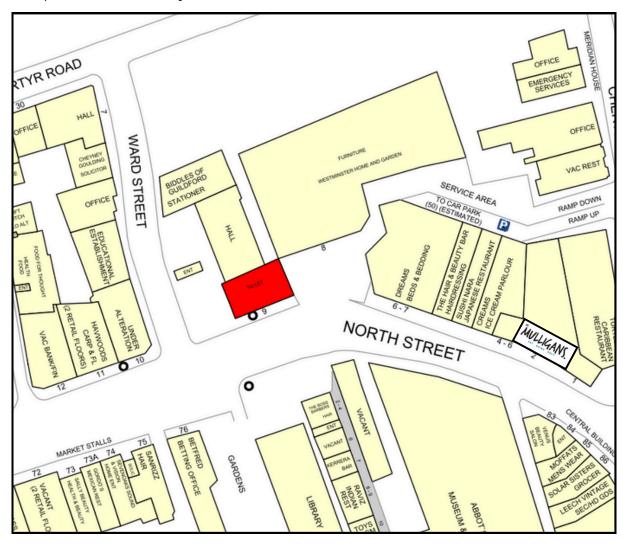
Key Highlights

- Characterful commercial property occupying a prominent, standalone position in the centre of Guildford.
- Nearby businesses include Mulligans Crazy Golf, Dreams, Wendy's, The **Entertainer, Westminster Home and** Garden and Turtle Bay.
- The unit enjoys significant passing vehicular and pedestrian traffic.
- Benefits from numerous parking spaces in the nearby area.

Accommodation

The unit is arranged over ground floor and first floor, providing the following net floor areas:

Total:	2,290 sq ft	212.8 sq m
First Floor:	655 sq ft	60.9 sq m
Ground Floor:	1,635 sq ft	151.9 sq m



Viewing & further information

Strictly by prior arrangement only with:



Rent

We are seeking offers in the region of £90,000 per annum exclusive.

Tenure

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

Rates

Rateable Value (2024/25) £58,000 UBR (2025/26): £0.555 Rates Payable: £32,190pa

Parties are advised to make their own enquiries with the Local Authority

Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

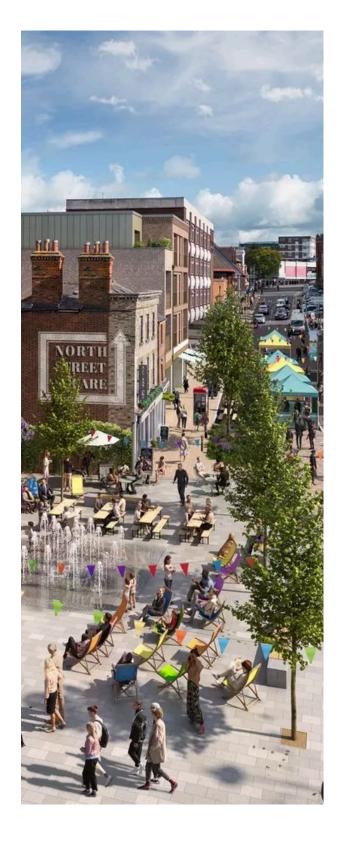
Please note that this property is grade II listed.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.



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Savills, their clients and any joint agents give notice that:

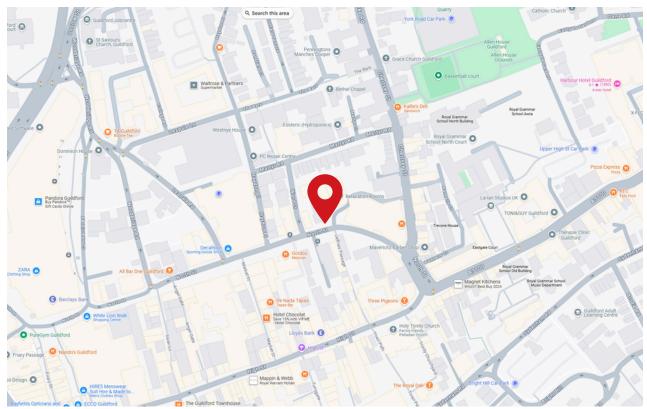
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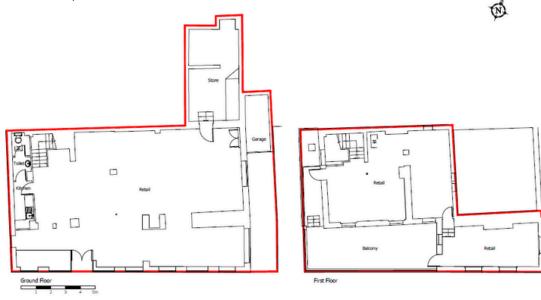






Guildford is an affluent market town located to the south west of London. Guildford is accessible via rail with regular services into London Waterloo taking approximately 30 minutes. Guildford town centre continues to evolve with the redevelopment of the former Debenhams providing nearly 200 new homes alongside a refreshed retail and leisure provision. Recent openings in the town include Joe & The Juice, Ole & Steen, French Connection, Procook and Gail's.

Mr Mulligans, part of Adventure Leisure, is set to open a new 17,000 sq ft leisure hub in close proximity to the subject property which will provide two crazy golf courses, electro darts, American pool and electro-shuffleboard.



Viewing & further information

Strictly by prior arrangement only with:

Ryan Simpson

Olly Eades

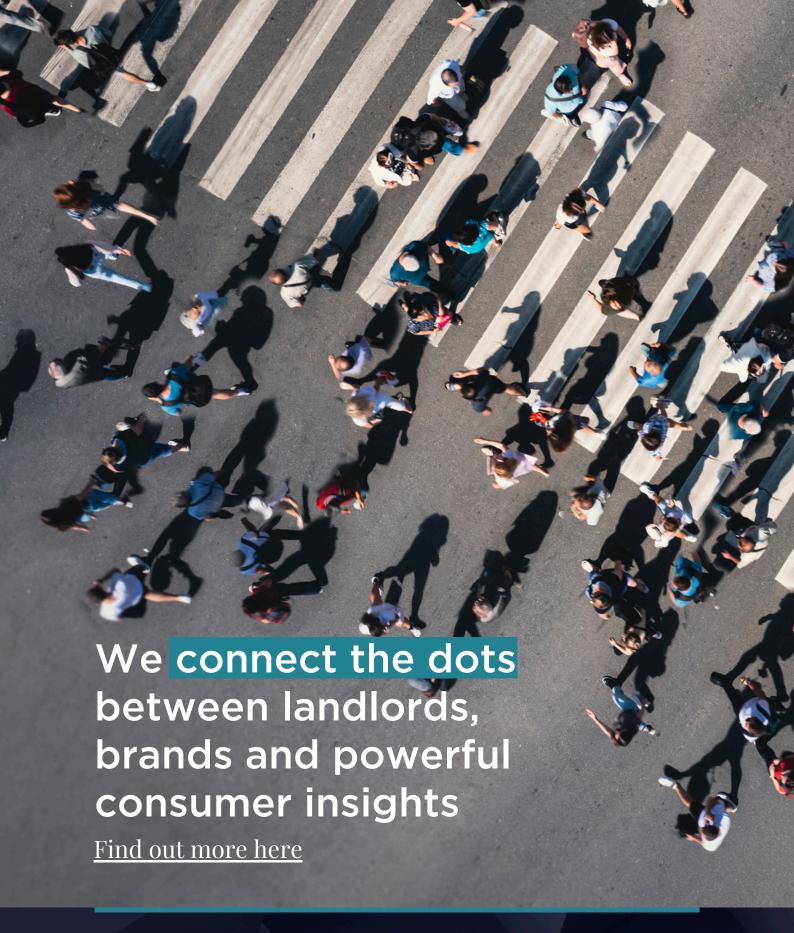
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