



RUGMART

Rug Boutique  
71 - 72, NORTH STREET

SALE

Alghale - Persian  
Oriental Rugs  
Modern  
Intricate - Bespoke  
Rugs  
Rug Cleaning  
&  
Restoration Services

SALE

SALE

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.





## 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    |
| <b>Total</b> | <b>4,703.40</b> | <b>436.96</b> |              |

## Terms

New Lease

## Rent

£150,000 per annum

## EPC

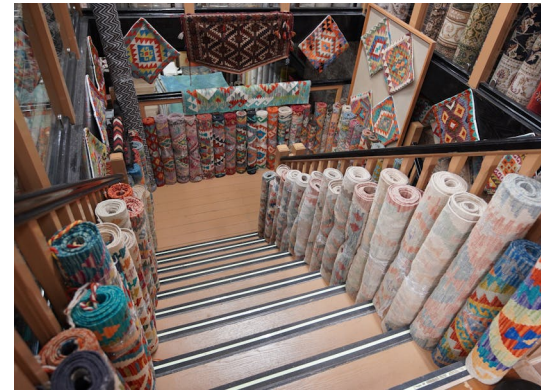
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## Business Rates

Rates to be assessed.

## Legal costs

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



## Contact

### Charlie Williams

T: 01483 300 176  
M: 07456 899972  
E: charlie@owenisherwood.com

### Sean Bellion-Carey

T: 01483 300176  
M: 07811 343109  
E: sean@owenisherwood.com

**owenisherwood.com | 01483 300 176**  
**1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU**

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