



LOCATION

Situated at the Southern end of High Street, close to Friary Street, the pedestrianised thoroughfare linking High Street with North Street and the entrance to the Friary Centre. Located in close proximity to **Wagamama's**, **Vision Express** and **M&S**.

UNIT DESCRIPTION

Comprising of a ground floor sales area with ancillary on 1st and 2nd floors.

ACCOMODATION

Grd sales Area	51.50 sqm	(554 sq ft)
1 st Flr anc	46.20 sqm	(497 sq ft)
2 nd Flr anc	33.00 sqm	(356 sq ft)

EPC

A copy of the EPC is available via request

VAT

All prices and rentals quoted are exclusive quoted

LEASE

A new lease is available (subject to vacant possession)

PLANT & EQUIPMENT

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

RENT

Rental offers sought in excess of £55,000 per annum exclusive

SERVICE CHARGE

The current service charge for the year ending 31 December 2026 is £16,448.96 exclusive of VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred transaction.

RATEABLE VALUE

The 2026 Rateable value is £52,500. The rates payable can be obtained from either Guildford Borough Council: 01483 505 050 or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

VIEWING

Dan Peake
Omni Retail
Tel – 0782 456 0912
Email – Dan@omni-retail.co.uk

Or joint agent

Adrian Fennell
Roche
Tel - 07880 975250