

Guildford

Unit 1, 121 High Street
GU1 3DP



**PRIME RETAIL UNIT
SUBJECT TO VACANT POSSESSION**

Guildford, Unit 1, 121 High Street, GU1 3DP

Location

The property is situated in a prime location in the heart of Guildford city centre. Nearby retailers include White Stuff, Lululemon, Ole & Steen, Space NK, Gant and Hugo Boss.

Accommodation

The property is arranged over ground and basement floors and comprises the following approximate dimensions and net internal areas:

Internal Width:	16ft 6"	5.1m
Built Depth:	81ft	24.7m

Ground Floor :	1420sq.ft	131.9m ²
Basement:	883sq.ft	82.1m ²

Lease

The premises are available by way of a new full repairing and insuring lease for a term to be agreed,

Rent

£140,000pax

Rates 2025/26

Rateable Value	£68,500
UBR (2025/26)	£0.555

Interested parties are requested to make their own enquiries with the local authority.

EPC

An Energy Performance Certificate for the property is available on request.

Legal Costs

Each party to bear their own legal costs

Anti-Money Laundering

TWKeil are obliged to verify the identity of proposed tenants. An AML form will need to be completed by proposed tenants once Heads of Terms have been agreed.

Contact

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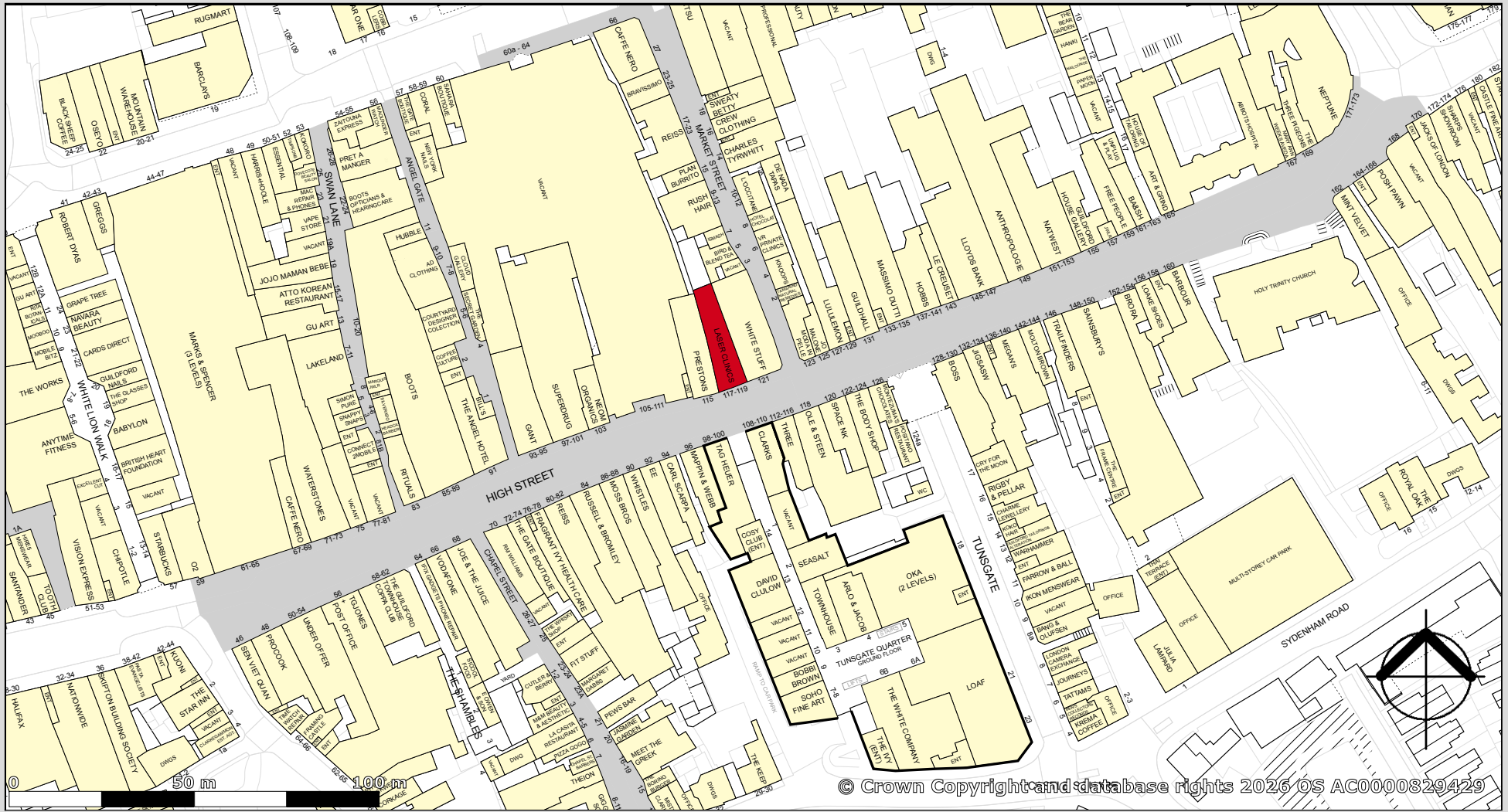
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