



#### LOCATION

Situated in a prime position on Friary Street, the pedestrianised thoroughfare linking High Street with North Street and the entrance to the Friary Centre.

#### UNIT DESCRIPTION

Comprising of a ground floor unit with the ability to have external seating, offering extract and licensing, located adjacent to **Five Guys** and in close proximity to **TK Maxx**, **Rosa's Thai**, **McDonalds** and **PureGym**.

#### ACCOMODATION

Ground Area 197.04 sqm (2,121 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 £130,000 per annum exclusive

#### SERVICE CHARGE

The current service charge for the year ending 31 December 2026 is £6,223.23 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 £69,500. The rates payable can be obtained from either Guildford Borough Council: 01483 505 050 or via [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

#### VIEWING

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Or joint agent

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