

GUILDFORD GU1 3HE

94 HIGH STREET

PRIME SHOP TO LET



Second Floor
25 Foubert's Place
London W1F 7QF

LOCATION

The premises occupy a prime trading position within the pedestrianised section of High Street immediately adjacent to **Mappin & Webb** and **EE** and close to the entrance to Tunsgate Quarter. Other multiple occupiers in the immediate vicinity include **House of Fraser**, **Gant**, **Superdrug**, **Cos**, **Boots**, **Office** and **Ted Baker**.

An extract from the street plan is attached upon which the property is highlighted.

ACCOMMODATION

The property is arranged on ground, first, second and third floors comprising the following approximate dimensions and net floor areas:

Gross Frontage	15 ft 0 in	4.57 m
Internal Width	12 ft 6 in	3.81 m
Shop Depth	48 ft 0 in	14.63 m
Ground Floor Sales	497 sq ft	46.1 sq m
Ground Floor Storage	94 sq ft	8.7 sq m
FF Staff/Store	768 sq ft	71.3 sq m
SF Storage	501 sq ft	46.5 sq m
TF Ancillary	490 sq ft	45.5 sq m

LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation but to include 5 yearly upward only rent reviews at a commencing rental of **£95,000 per annum exclusive**.

EPC

The property has an energy efficiency rating of D100. A copy of the EPC is available upon request.

LEGAL COSTS

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



RATES

The property is assessed for rating purposes as follows:

Rateable Value	£146,000
UBR 2020/2021	£0.512

From 30th June to 31st December 2021 business rates payable have been discounted by 66.6%. Interested parties should make their own enquiries to the local authority to verify this information.

PLANNING

The property falls under Class E and may be used for A1, A2, A3, B1 and selected D1 and D2 Use Classes without planning consent.

VIEWING

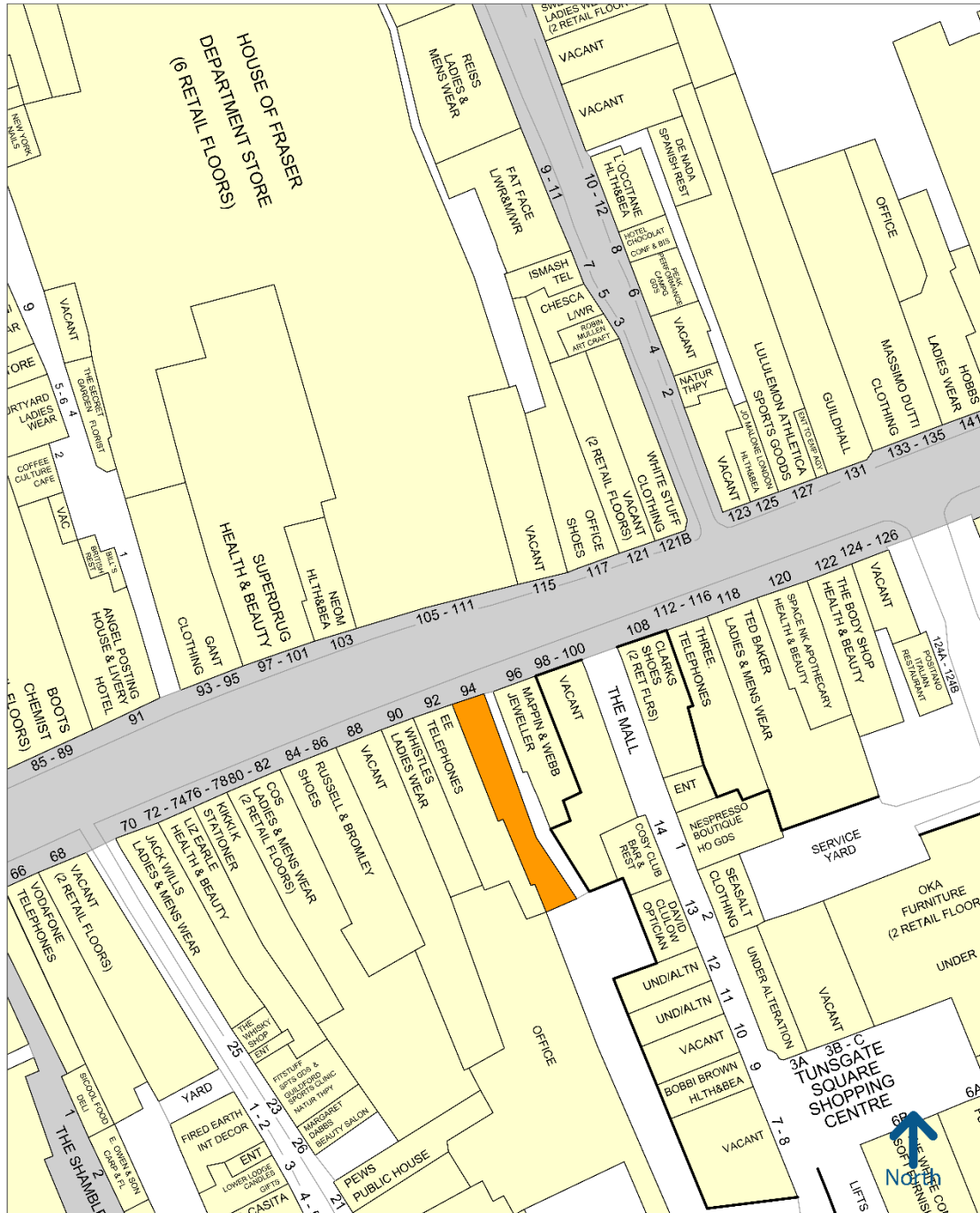
For further information or arrangement to inspect, please contact:

Tim Hance

020 7908 7031

tim@hrhretail.com

SUBJECT TO CONTRACT



Experian Goad Plan Created: 09/06/2021
Created By: HRH Retail

Misrepresentation Act

Harmer Ray Hoffbrand LLP for themselves and for the vendors / lessors of the property whose agents they are take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and are for guidance only. These particulars do not constitute an offer or contract and members of the agents firm have no authority to make any representation or warranty in relation to the property. All prices and/or rents are quoted exclusive of VAT rates and other outgoings.

Harmer Ray Hoffbrand LLP is a Limited Liability Partnership, registered in England and Wales, registered No. OC318359 at the address overleaf.