



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

HIGHLY VISIBLE RETAIL UNIT  
700 Sq. ft (65 Sq m)

87 NORTH STREET, GUILDFORD, SURREY GU1 4AU



## KEY POINTS

- Close to Junction with High Street
- India Jane and Neptune Homewares Close By
- Highly Visible Location
- Potential for Café Use
- New Lease Available at £25,000 per annum

## LOCATION

The property is located at the top of North Street near to its junction with High Street in the heart of Guildford city centre. Nearby retailers include Neptune homewares, TGI Fridays, India Jane, Mint Velvet and Rymans.

## ACCOMMODATION

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

Frontage	19ft	5.8m
Shop Depth	38 ft	11.6m
Ground Floor Sales Area	704 sq. ft	65 sq m

## RENT

£25,000 per annum exclusive

## LEASE

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

## RATES

Rateable Value: £28,500  
Rates Payable: £13,965

## LEGAL COSTS

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



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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