

**PRIME A3
RESTAURANT UNIT**

TO LET

Owen Shipp
COMMERCIAL

01483 450115

www.owenshipp.co.uk

EGi's Most Active Dealmaker - Surrey 2018/19



219 HIGH STREET, GUILDFORD, SURREY, GU13BJ

140 Cover High Street Restaurant

Significant Incentives Available to Incoming Occupiers

(Subject to Covenant Strength)

High Quality Fully Fitted Kitchen & Fixtures Included

Attractive Building in Prominent Location

613.20 Sq. M. / 6,600 Sq. Ft.



RICS

Owen Shipp Commercial
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU
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Location

The subject property is located in the affluent Surrey town of Guildford towards the top end of the High Street. The property is within 1 mile of Guildford train station (15min walk) with regular services to London Waterloo and Portsmouth Harbour. The nearest bus station is on Jenner Road (3 Min Walk) with regular buses serving the Guildford area (No. 36, 463, 478 and 479)

Nearby occupiers include; G-Live, Zizzi's Pizza Express, KFC, Subway, Carmona Steak & Tapas, Zucchini's, The Raddison Hotel, Harbour Hotel and many more.

Description

The property is arranged over ground floor with 102 covers, disable WC, bar servery and service area. With two upper floors with a further 36 covers, trade kitchen, customer WC's, offices, stores and separate customer and staff stairs.

The restaurant is currently closed for business

Accommodation

The Gross Internal Areas are approximately:

Ground -	2,500 sq ft / 232.3 sq m
First -	2,200 sq ft / 204.4 sq m
Second -	1,900 sq ft / 176.5 sq m
Total -	6,600 sq ft / 613.2 sq m

Lease

The current lease is for a term of 20 years from 20th September 2016 at a passing rent of £130,000 per annum.

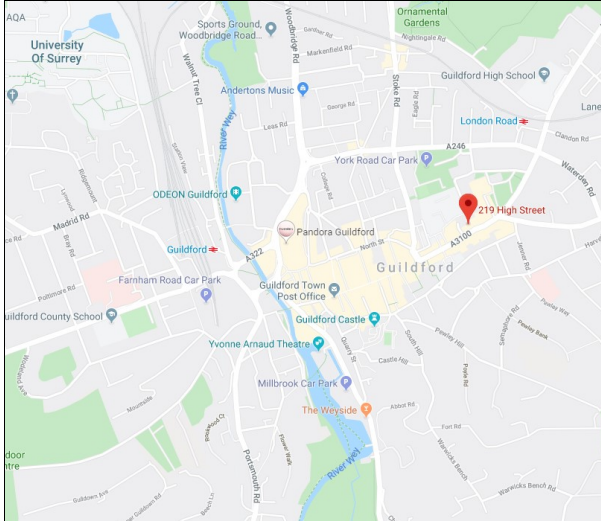
Terms

The Clients will consider either an Assignment of the existing lease, with significant incentives available, subject to status, OR the grant of a sub-lease on terms to be agreed.

Rates

Rateable Value - £158,000
Rates Payable - £85,320 (2019/20)

Map



Internal Photo



EPC

Available upon request

Legal Costs

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

Viewing

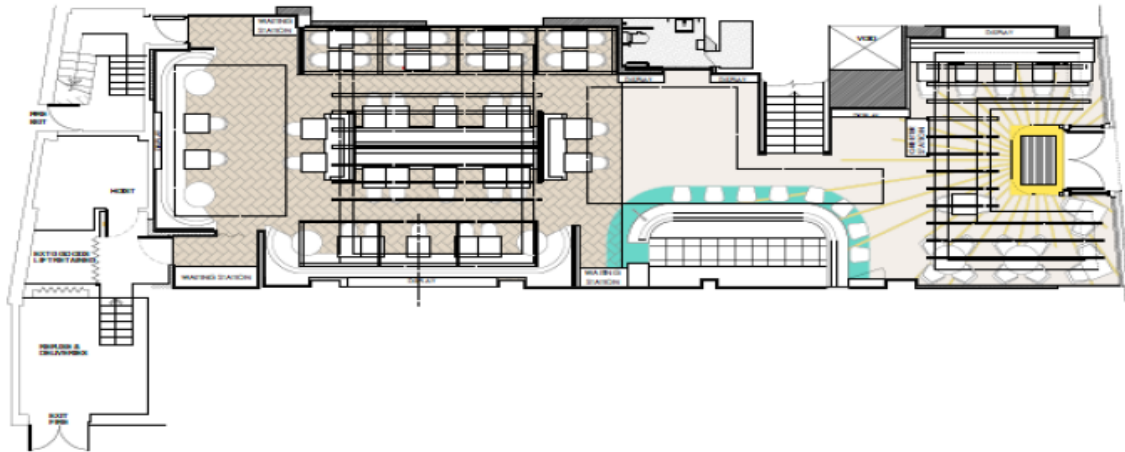
By appointment with the joint agents:



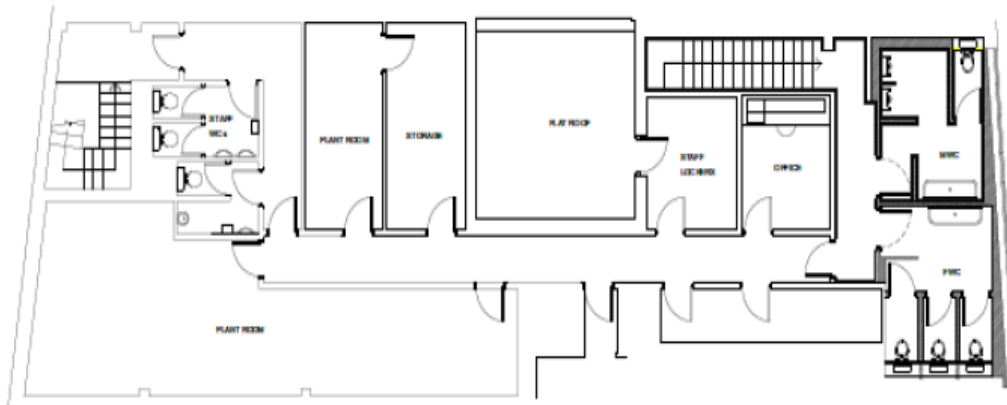
These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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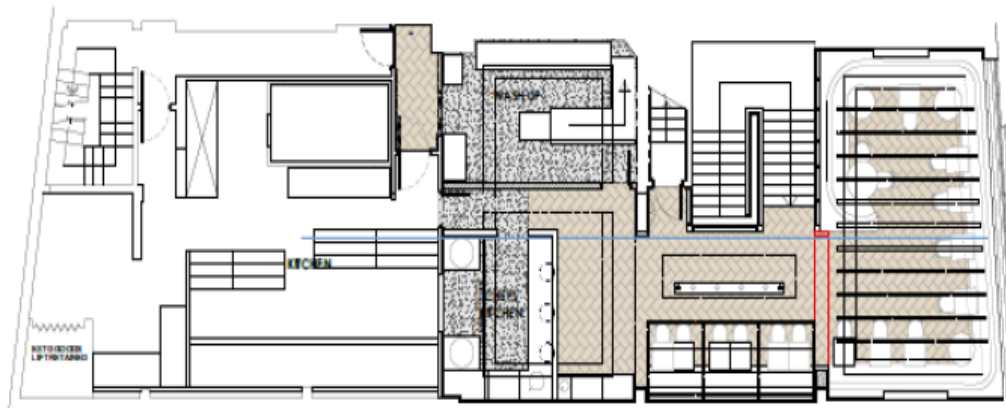
Floorplans



1 GROUND FLOOR FIXTURE PLAN
Scale 1:50
TOTAL GROUND FLOOR COVERS: 102



2 SECOND FLOOR FIXTURE PLAN
Scale 1:50



1 FIRST FLOOR FIXTURE PLAN
Scale 1:50
TOTAL FIRST FLOOR COVERS: 36

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