

Retail



Location

Guildford is a University and Cathedral town and has a population of circa 130,090 persons. In addition, approximately 3,000,000 tourists visit Guildford annually.

Description

The property is currently fitted out as a restaurant and is located within Friary Street. The Street is home to a number of restaurant occupiers including **Franco Manca, Nando's, Wagamama, Slim Chicken, Five Guys, Rosa's Thai** and **Thaikhun**.

Accommodation

The gross internal areas are approximately as follows:

Ground Floor Restaurant **1,600 sq ft (148.6 sq m)**

Tenure & Terms

New lease for a term to be agreed.

Rent

On application.

Service Charge

Further details are available upon request.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £101,000. This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from either Guildford Borough Council (01483 505 050), or via www.gov.uk/correctyourbusinessrates which includes a rates payable calculator.

Planning & Uses

The property currently trades as a restaurant.

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.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (74). A full copy of the certificate is available upon request.

Legal Costs

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

Viewings & Further Information

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SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk



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