



215 High Street, Guildford, GU1 3BJ

Location

Guildford is the main commercial centre for Surrey, 35 miles south west of London and 7 miles south of Woking and with excellent road access via the A3 to the M25. The towns attractions include the Castle, Cathedral, a well-respected University and a Science Park. There is also a significant affluent office population and residential catchment.

The property occupies a prominent trading location on the High Street. Nearby operators and retailers include Crew Clothing, Phase Eight, Austin Reed, Rohan, McDonalds, Pizza Express, Prezzo, Zizzi and Starbucks. There is a large municipal car park immediately behind the premises with no charges after 6pm. For a better understanding of the location please review [Google Street View](#)

Description

The property occupies a prominent corner and is arranged over basement, ground and first floor. Currently with the benefit of a quality restaurant fit out the space provides bar, customer seating kitchens, stores, and toilets, including disabled. A rear yard fronting onto Eastgate Gardens provides storage and a covered outside seating. We understand the approximate Gross Internal Area to be:

Ground Floor Sales	153 sq m	1,654 sq ft
First Floor Sales	156 sq m	1,684 sq ft
Basement Stores	36 sq m	394 sq ft
Total	345 sq m	3,732 sq ft

Tenure

New lease for a term to be agreed at a rental offers in excess of £100,000 pa exclusive, subject to 5 yearly rent reviews.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value: £134,000.00

Rates Payable (19/20): £66,062.00

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

Planning

The premises benefits from A3 restaurant use.

Further Details

An EPC has been commissioned and can be arranged request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with Davis Coffey Lyons or our joint agents, Green & Partners: dcl.co.uk / [Green & Partners](#)

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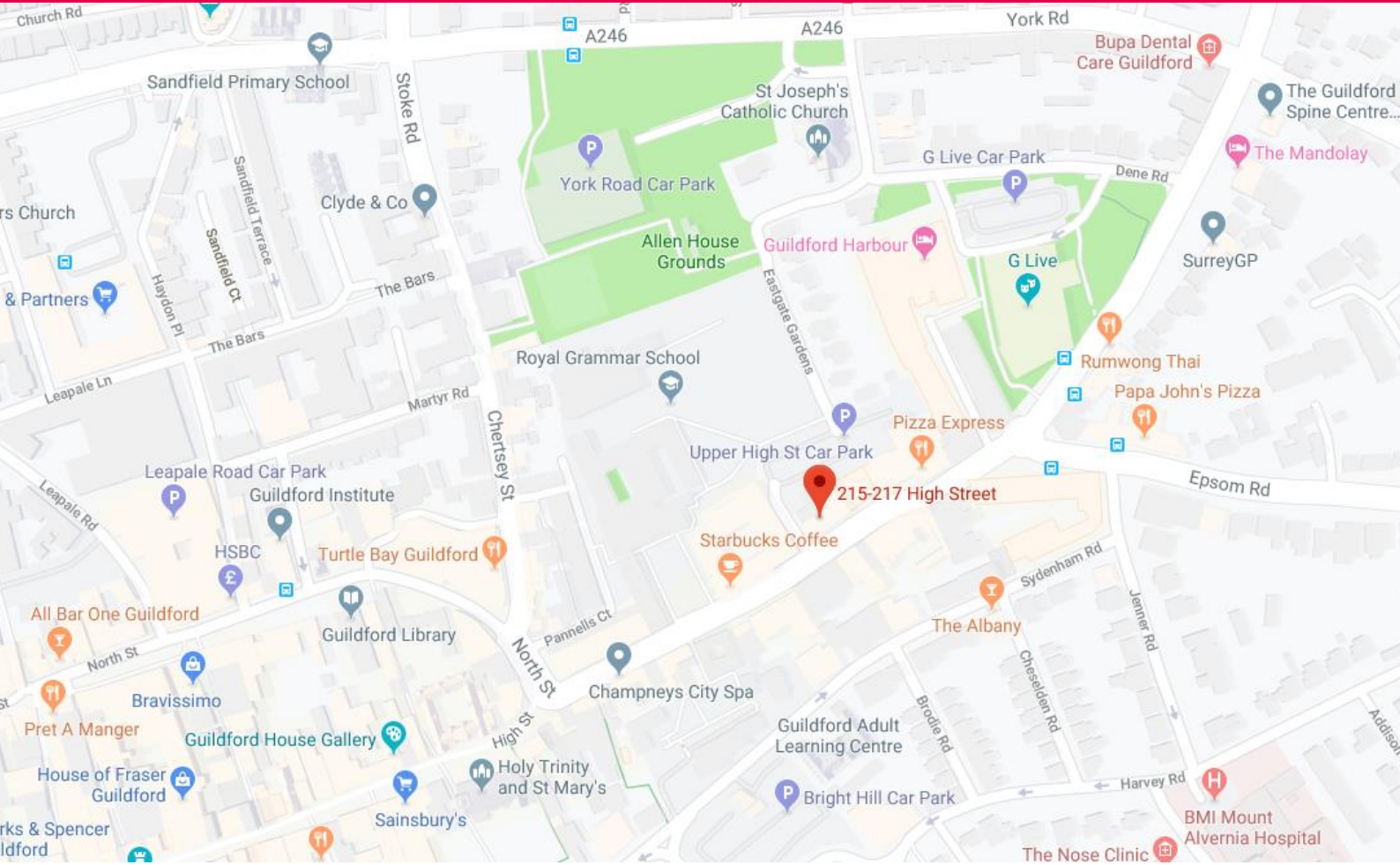
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NEW LEASE - GUILDFORD**



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