



GUILDFORD
12 NORTH STREET
* E CLASS *

LOCATION

The property comprises a prominent corner location on North Street and Hayden Place, adjacent to Havwoods Flooring Showroom, close to And So to Bed, Neptune, Black Sheep Coffee and a host of other quality national and regional occupiers.

The property is arranged over ground, first and second floors. The ground floor is currently arranged as a modern, largely open plan banking hall with the first floor divided into various newly refurbished meeting rooms with staff ancillary space.

ACCOMMODATION

The property comprises the following approximate areas and dimensions: -

Internal Width (max)	30 ft 6 ins	9.3 m
Ground Floor Sales*	1,754 sq ft	163 sq m
First Floor Offices/Staff:	1,290 sq ft	120 sq m
Second Floor: not inspected (access via hatch)		

*Consideration would be given to leasing the ground floor in isolation.

TERMS

Subject to securing vacant possession the property is available on a new FRI lease for a minimum term of 10 years.

RENTAL

On application.

BUSINESS RATES

Rateable Value	£71,500
Rates Payable 2023/2024	£36,608

Interested parties are advised to check with the local rating authority.

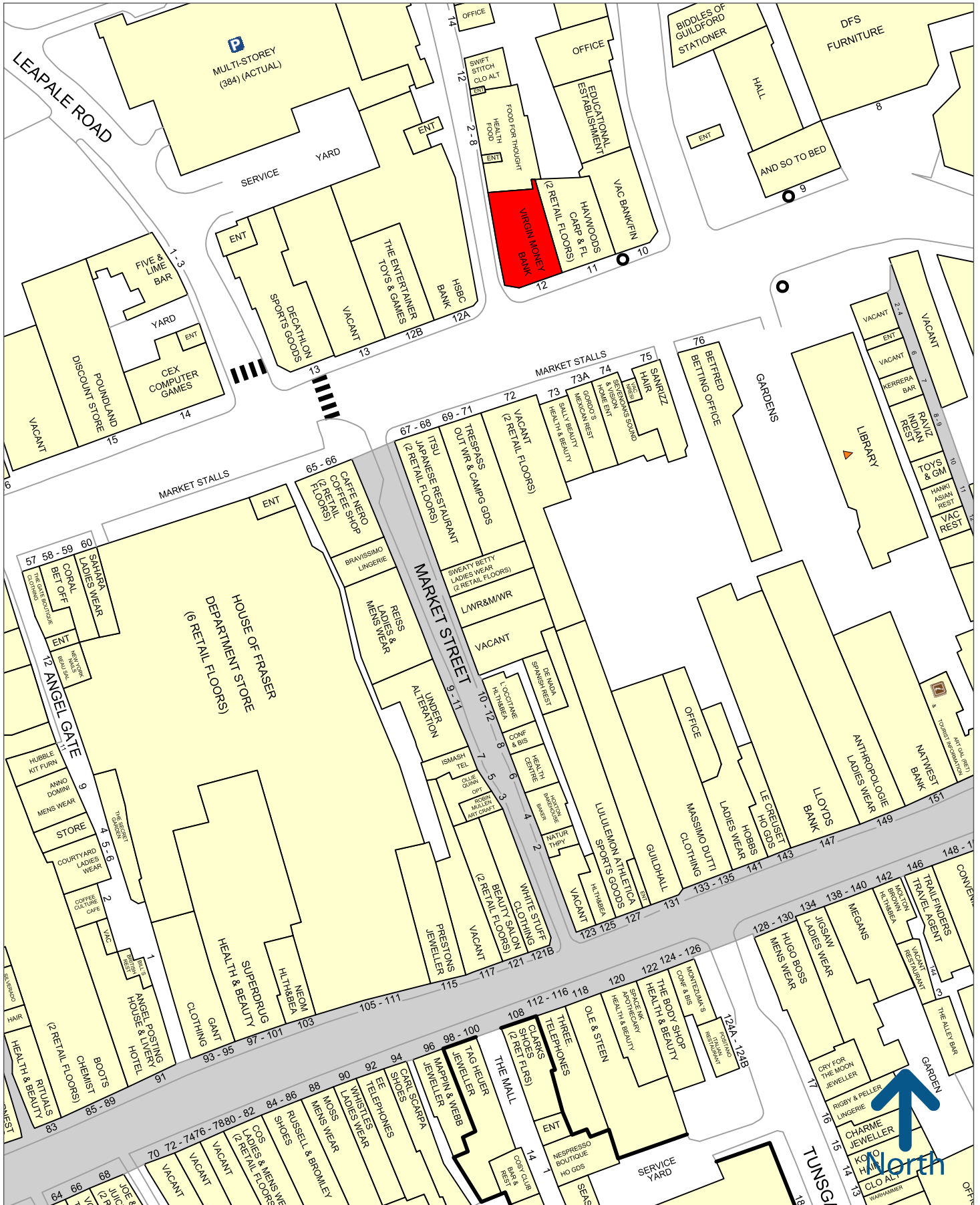
EPC

To be confirmed

FURTHER INFORMATION

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50 metres

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