

**PRELIMINARY
DETAILS**



NEW LEASE

FORMER TGI FRIDAY'S RESTAURANT CLASS E PREMISES TO LET (NEW LEASE)

11,265 sq ft (1,046 sq m)approx.



2 NORTH STREET • GUILDFORD • SURREY • GU1 4AA

LOCATION:

The premises are situated in central Guildford close to the High Street, the main shopping and business areas. There are a host of restaurants and well known brands in the area including Turtle Bay, Barbour, Loake, Neptune, Brora, Sainsbury's and Waitrose.

More generally, Guildford is an extremely popular and very accessible town with the A3 (London to Portsmouth Road) close by, whilst Guildford main line station provides a regular service to London (Waterloo), Reading and Gatwick.

The population of Guildford is circa 80,000 whilst the wider Borough population of Guildford is 147,000.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131

w: www.gascoignes.com e : enquiries@gascoignes.com



DESCRIPTION:

The property is presently arranged in largely open plan format providing Restaurant accommodation for some 150 covers approx. Additionally there are extensive Kitchen, Preparation and Storage areas.

The property could however be adapted and might be suitable for a wide range of alternative uses falling within Class E. The premises may be suitable for other uses, subject to landlords' consent and planning approval.

ACCOMMODATION: *(all areas are approx.)*

First floor accommodation: 11,265 sq ft (1,046 sq m)

Note: Floor plans are available upon request.

TERMS:

The premises are available by way of a new lease, for a lease term to be agreed.

RENT:

£199,000.00 per annum.

BUSINESS RATES:

Description: "Restaurant & Premises"

Rateable Value: £138,00.00

SERVICE CHARGE:

Details upon application.

VAT:

VAT will be applied to Rent and Service Charge costs.

LEGAL COSTS:

Each party to bear their own Professional and Legal costs.

VIEWING:

Strictly by prior appointment through the **Sole Agents**.



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131

w: www.gascoignes.com e: enquiries@gascoignes.com

NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that; (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4336372.