

# FOR SALE ATTRACTIVE TOWN CENTRE FREEHOLD

164-166 High Street  
Guildford  
Surrey  
GU1 3HR



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### LOCATION

Guildford is the principal administrative and commercial centre for Surrey and is regarded as one of the premier retailing locations within the UK.

The town is located approximately 31 miles south west of central London, 30 miles east of Basingstoke and 7 miles south of Woking.

Transport links within Guildford are excellent. The town is situated just off the A3 dual carriageway which affords direct access to the M25 (Junction 10) located 9 miles to the north and the M27 some 40 miles to the south west at Cosham. The A31 also passes through Guildford and links with Junction 4 of the M3 at Frimley, 15 miles to the north west and to Winchester, some 39 miles to the south west.

Guildford benefits from excellent rail links with a regular mainline service from Guildford Station to London Waterloo, providing a fastest journey time of approximately 32 minutes. Similarly, Portsmouth can be directly reached within 54 minutes and Gatwick Airport 40 minutes. The station accommodates over 8 million passengers per year, making it the busiest in station in Surrey.

### SITUATION

The property is situated in the pedestrianised pitch on the eastern end of High Street. Nearby occupiers include Barbour, Sainsbury's, Hugo Boss and Massimo Dutti.

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### DESCRIPTION

The property comprises a three-storey building which benefits from a glazed retail frontage. The ground floor retail space comprises a large, spacious banking hall with staff accommodation and WC to the rear. The first floor provides ancillary office accommodation, and staff facilities including kitchenette and male and female WCs. The first floor can be separately accessed from the High Street via stairs which also lead to the second floor and was previously occupied as a beauty clinic. The property also benefits from a basement that provides further storage areas.

To the rear, there is a garden accessed via a passageway to the right of the property and a car park with 3 designated car parking spaces accessed from Sydenham Road to the south.

### ACCOMMODATION

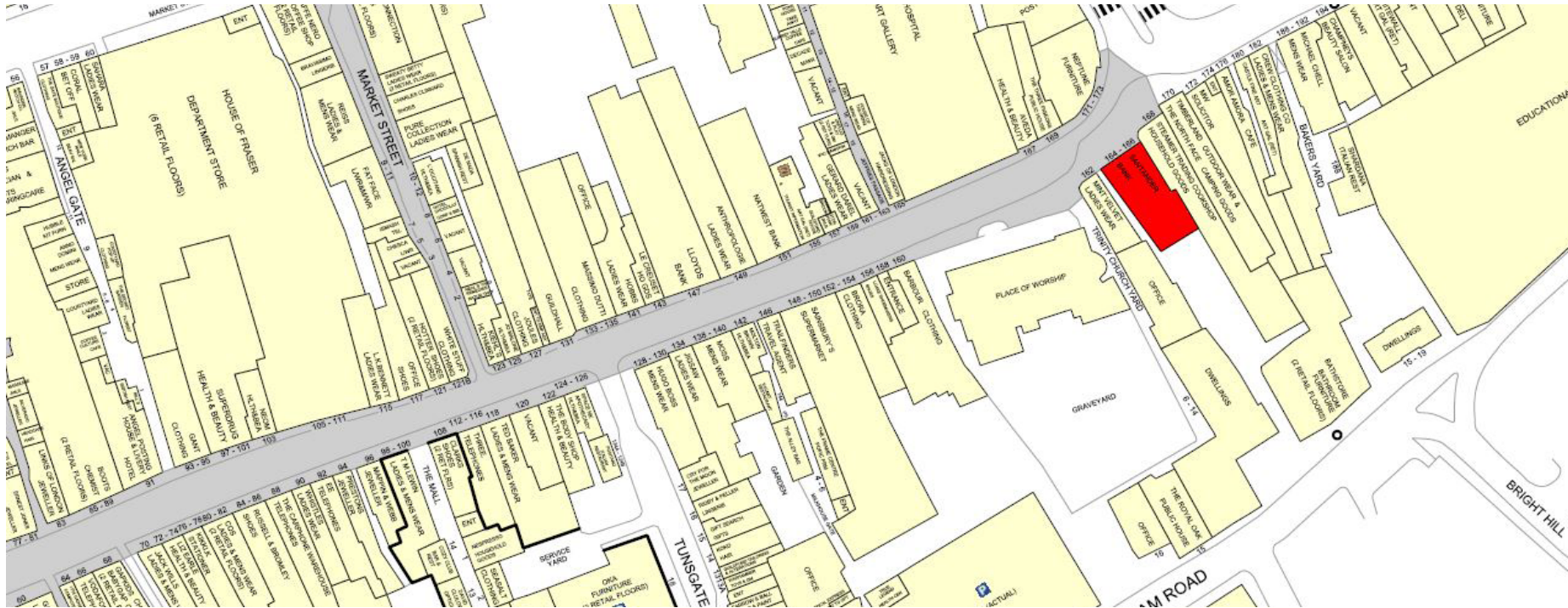
The unit extends to the following approximate Net Internal floor areas:

Unit	sq m	sq ft
Basement	53.38	575
Ground Floor Sales:	178.18	1,918
<i>(Ground Floor (ITZA):</i>	<i>90.49</i>	<i>974</i>
First Floor:	63.85	687
Second Floor	67.13	723
<b>Total</b>	<b>362.54</b>	<b>3,903</b>



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### DEMOGRAPHICS AND RETAILING IN GUILDFORD

Guildford has a primary catchment population of 235,000 with a shopping population of circa 212,000. The town's population is ranked 1st in the UK for affluence.

On a district level, 70.99% of the population are within the A, B and C1 approximate social grades, compared with a national average of 53.01%.

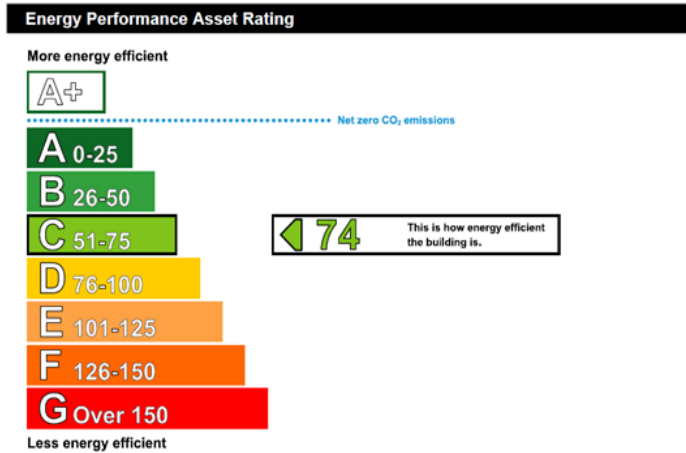
Total Retail Expenditure in 2018 totalled 1.38bn ranking the town 2nd in terms of per capita average spend. This expenditure is forecast to grow by 4.2% per annum between 2018 and 2022 (PROMIS). The town has a large student population with over 16,000 students attending the University of Surrey and is also popular with commuters due to easy and quick access to Central London.

The town is considered one of the premier retail locations within the UK and is categorised as a Major Regional Centre on the basis of the volume and quality of its retail offer. Guildford has an estimated 1.03 million sq ft of town centre retail floor space. Prime retailing is concentrated on High Street where key retailers include Marks and Spencer, House of Fraser, Boots, H&M and Russell and Bromley. Additional multiple retailer representation is available on North Street and Friary Street and within the covered Friary and White Lion Walk Shopping Centres. Tunsgate Square has also recently benefitted from a £30 million redevelopment. 85% of the units were pre-let demonstrating the occupational demand from retailers.

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### ENERGY PERFORMANCE CERTIFICATE



### PLANNING

The unit currently benefits from A1/A2 planning use for the vacant bank unit, whilst we understand the second floor was used for D1 use.

The unit could be used for a variety of uses, including residential conversion to the upper parts, subject to the necessary planning consents.

Enquiries should be made through Guildford Borough Council

### PROPOSAL

We are instructed to seek unconditional offers in excess of £2,000,000 for the Freehold interest of the above property, excluding standard purchaser's costs

### RATEABLE VALUE

Unit	Rateable Value
Former Bank (GF & 1F)	£149,000
Former Beauty Clinic (2F)	£5,500
UBR (2019/20)	0.504
Rates Payable on whole	£77,868

Interested parties should verify these figures with the Local Authority.

### TENURE

Freehold

### VAT

The property is not elected for VAT

### LEGAL COSTS

Each party is to be responsible for their own legal costs.

### VIEWING AND FURTHER INFORMATION

By appointment through Sole Agents GL Hearn.

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#### Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract
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