

**CONFIDENTIALLY AVAILABLE**  
**PRIME SHOP**  
**TO LET**

**Kingstons**

*Commercial Property Consultants*

**01483 572999**

[www.kingstons.net](http://www.kingstons.net)



**170 HIGH STREET, GUILDFORD, SURREY GU1 3HW**

- Prominent position in the Upper High Street
- Grade II listed building

**4,626 sq ft (429.77 sq m)**

*Kingstons is the trading name of Kingstons (Guildford) Limited  
Registered in England and Wales No. 6204957 at  
1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU  
[www.kingstons.net](http://www.kingstons.net)*

## Location & Description

The property is a Grade II listed building situated in a prominent position at the top end of the pedestrianised section of Guildford High Street. Nearby retailers include Neptune, India Jane, Crew Clothing, Mint Velvet and Champneys.

## Accommodation

The property is arranged over ground, first and second floors providing the following approximate net internal floor areas.

Ground floor sales	1,561 sq ft	145.00 sq m
1 <sup>st</sup> floor part ancillary, part sales	537 sq ft	49.80 sq m
2 <sup>nd</sup> floor sales	575 sq ft	53.42 sq m
Upper ground floor rear sales area	1,224 sq ft	113.00 sq m
Galleried/1 <sup>st</sup> floor sales area	729 sq ft	67.70 sq m
<b>Total</b>	<b>4,626 sq ft</b>	<b>429.77 sq m</b>

## Location Plan



## Energy Performance Certificate

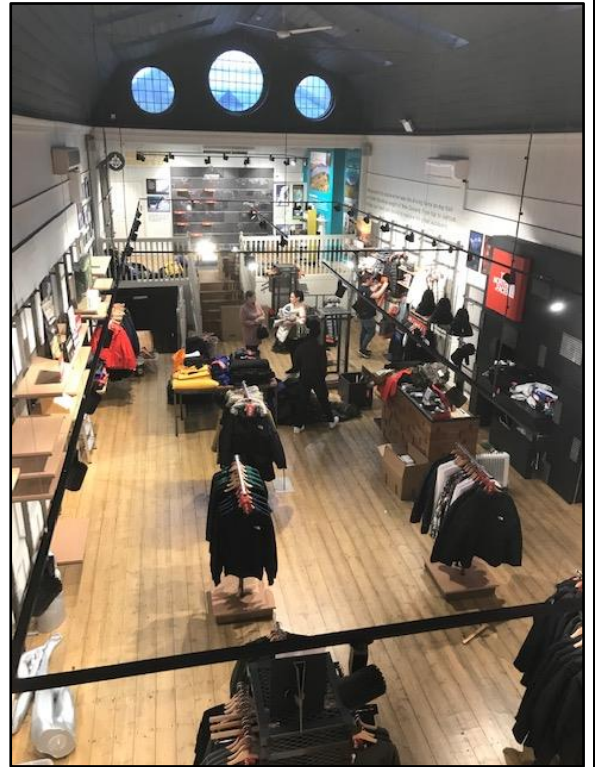
The building is Grade II listed and is exempt from requiring an Energy Performance Certificate.

## Rent

We are quoting a rent of **£100,000 per annum exclusive**.

## Tenure

The premises are available by way of a new 10-year full repairing and insuring lease.



Galleried rear section

## Rates

We have been verbally informed by the Local Authority that the premises are assessed for Rateable purposes as follows:

Rateable Value: £106,000  
UBR (20120/2021): 51.2p in the £

*(Interested parties are advised to make enquiries with the Local Authority)*

## Legal Costs

Each party to bear their own legal costs incurred in any transaction.

## Viewing & further information

Strictly by prior appointment with sole letting agents:

**Peter Bellion**  
07905 419795  
[peter@kingstons.net](mailto:peter@kingstons.net)

**Kingstons**  
Commercial Property Consultants  
**01483 572999**

*Whilst these details are believed to be correct, their accuracy is not guaranteed. Interested parties must satisfy themselves with respect to all information provided. These details do not constitute, or form part of, an offer or a contract. Prices and rentals are subject to VAT where applicable.*

*Services – The agents have not carried out tests on the mechanical, electrical or other services affecting the property. Intending purchasers or lessees must satisfy themselves independently as to the condition.*