

COMMERCIAL PROPERTY TO LET - SUBJECT TO VACANT POSSESSION

9 North Street, Guildford, Surrey

GU1 4AF



Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk

Gascoignes

2 Gillingham House
Pannells Court
Guildford GU1 4EU

gascoignes.com



Rent

We are seeking offers in the region of £90,000 per annum exclusive.

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed, and subject to 5 yearly upwards only rent reviews

Rates

Rateable Value (2024/25)	£58,000
UBR (2025/26):	£0.555
Rates Payable:	£32,190pa

Parties are advised to make their own enquiries with the Local Authority

Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

Please note that this property is grade II listed.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.

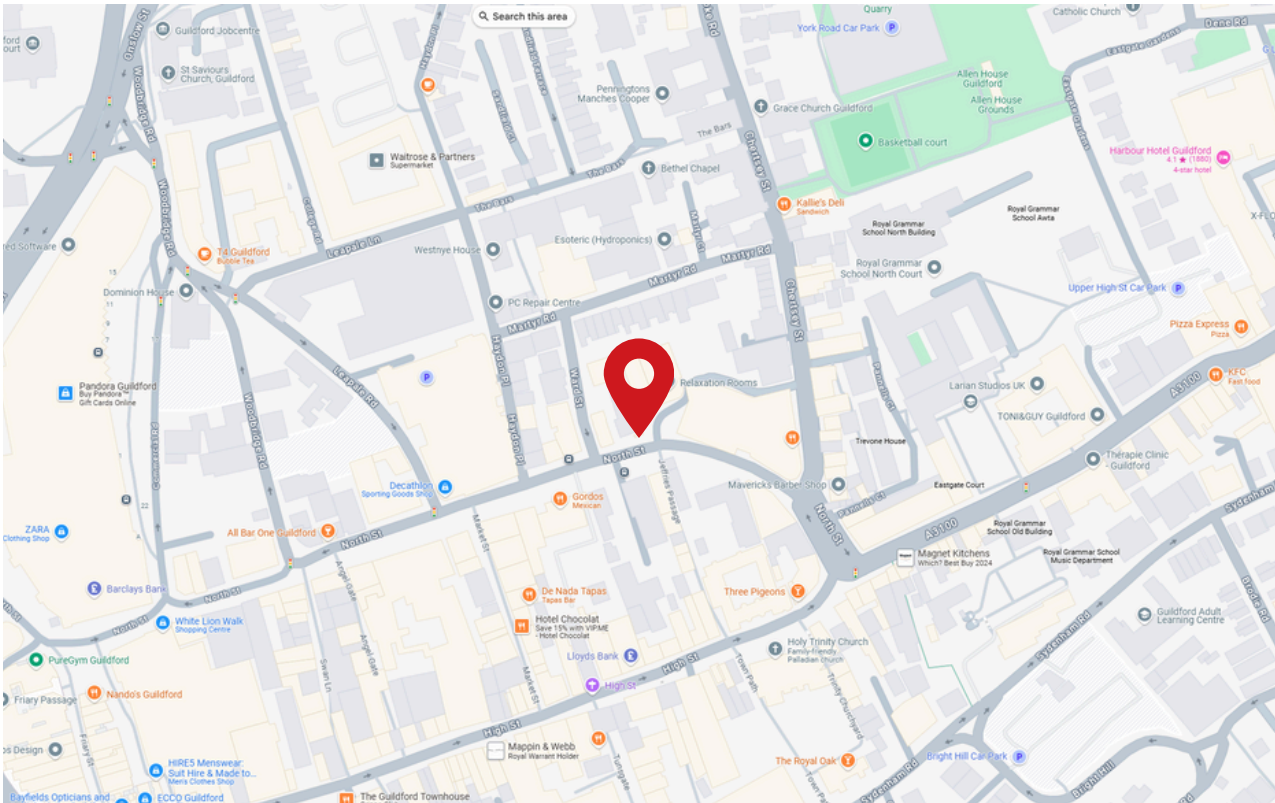


IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

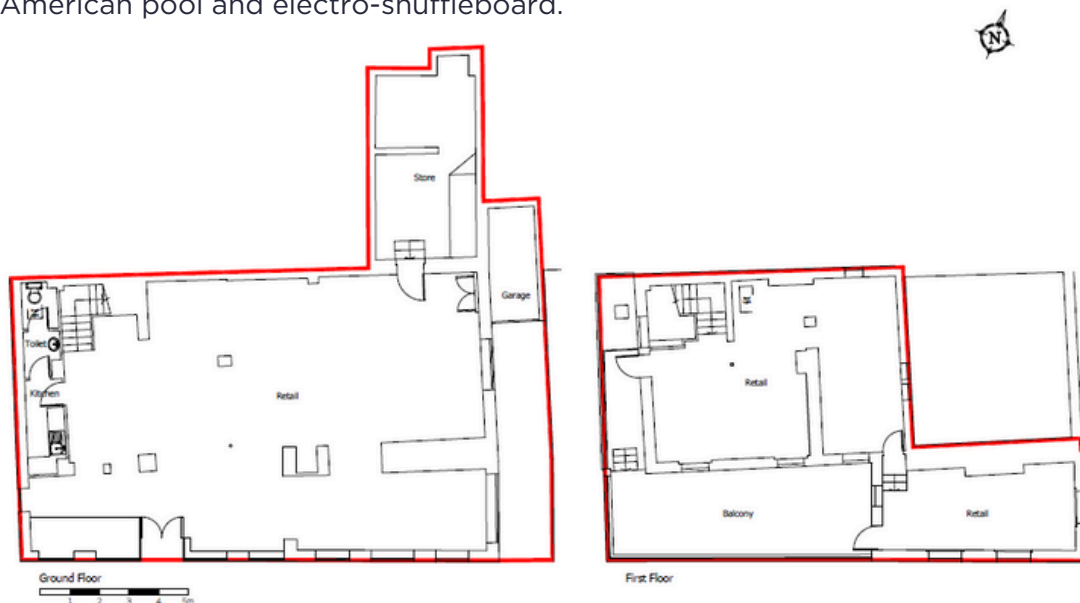
Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 08.05.2025





Guildford is an affluent market town located to the south west of London. Guildford is accessible via rail with regular services into London Waterloo taking approximately 30 minutes. Guildford town centre continues to evolve with the redevelopment of the former Debenhams providing nearly 200 new homes alongside a refreshed retail and leisure provision. Recent openings in the town include Joe & The Juice, Ole & Steen, French Connection, Procook and Gail's.

Mr Mulligans, part of Adventure Leisure, is set to open a new 17,000 sq ft leisure hub in close proximity to the subject property which will provide two crazy golf courses, electro darts, American pool and electro-shuffleboard.



Viewing & further information

Strictly by prior arrangement only with:

Ryan Simpson

Ryan.Simpson@savills.com
+44 (0) 7812 686 388

Olly Eades


Olly.Eades@savills.com
+44 (0) 7811 683 198

Or via our joint agent:

Andy Russell

andy@gascoignes.com
+44 (0) 7956 618 662





We connect the dots
between landlords,
brands and powerful
consumer insights

[Find out more here](#)

Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk

Gascoignes

2 Gillingham House
Pannells Court
Guildford GU1 4EU

gascoignes.com

