



Prime trading location on the attractive pedestrianised Market Street. Unit let to Hotel Chocolat at £52,500 p.a.

## Description

### Key Information

– Let to the excellent covenant of Hotel Chocolat who recently committed to the location with a 5 year lease extension until October 2024. Freehold.

### Tenancy

The property is let to Hotel Chocolat Stores Limited t/a Hotel Chocolat with a guarantee from Hotel Chocolat Retail Limited on a lease expiring on 14th October 2024 on FRI terms at a current rent of £52,500 per annum.

### Description

The property is arranged over ground and two upper floors. The property has been measured in accordance with the RICS Property Measurement 1st Edition and has the following Net Internal Areas: The property provides the following accommodation and dimensions:

Ground Floor 28.5 sq m (303 sq ft)

First Floor 22.76 sq m (245 sq ft)

Second Floor 21.18 sq m (228 sq ft)

Total 72.09 sq m (776 sq ft)

### Location

Guildford is a dominant and popular retail and leisure destination with its retail provision focussed principally on the pedestrianised High Street and North Street along with the connecting streets of Market Street, Friary Street and Swan Lane. There are three shopping centres in Guildford, namely the Friary Centre, White Lion Walk and Tunsgate. Retailers represented in Guildford include M&S, House of Fraser, Debenhams, Next, Boots, Primark, H&M, Zara and Urban Outfitters. In addition, there is a high concentration of aspirational brands serving the affluent and discerning Guildford shopper, including Hobbs, Kurt Geiger, Ted Baker, Hollister, Massimo Dutti, Apple, OKA, Loaf, Space NK, Jo Malone and White Company amongst many others.