



**Location**

Guildford is a University and Cathedral town and has a population of circa 130,090 persons. In addition, approximately 3,000,000 tourists visit Guildford annually.

**Description**

The property is currently fitted out as a restaurant and is located within Friary Street that is home to a number of restaurant occupiers including **Nando's, McDonalds, Wagamama, Slim Chicken, Five Guys, Rosa's Thai** and **Thaikhun**.

**Terms**

New lease for a term to be agreed. Rental offers sought in excess of £130,000 per annum exclusive.

**Accommodation**

Description	sq ft	sq m
Ground Floor	2,121	197.05

**Planning and Uses**

The property currently trades as a restaurant.

**Service Charge**

The current service charge for the year ending 31 December 2026 is £6,223 exclusive of VAT.

**Plant and Equipment**

None of the systems or equipment in the property have been tested by us to ensure that they are in

working order. Prospective tenants may wish to make their own investigations.

**Summary**

- Business rates: As from April 2026 the rateable value is £69,500. This is not the annual rates payable.
- Legal fees: Each party to bear their own costs
- EPC: C (68)

**Further information**

- [View details on our website](#)

**Contact & Viewings**

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