

ATTRACTIVE 100 COVER RESTAURANT, GUILDFORD TOWN CENTRE TO LET



CENTENARY HALL, 7 CHAPEL STREET, GUILDFORD GU1 3UH

- Prominent location in Guildford's prime restaurant pitch
- Attractive character property forming 100 cover restaurant
- High footfall area close to Guildford castle
- Lease expires 2029, rent £95,000pa
- Fully fitted to a high standard

The restaurant is closed for business.

NIL PREMIUM for the leasehold interest, fixtures and fittings

Subject to Contract and sole selling rights

COUNL214

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com

A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc(Hons) MRICS • D. Gooderham MRICS

R.A. Negus BSc MRICS • M. L. Penfold BSc(Hons) MRICS

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Location

Guildford is an affluent town in the heart of Surrey, approximately 45km south-west of London. Population approximately 85,000.

The restaurant is located in the prime restaurant pitch, occupying an attractive character property with many restaurants nearby including Giggling Squid, TGI Fridays, Zizzi, Bill's, Pizza Express.

Description

The restaurant occupies the Centenary Hall, arranged over ground, lower ground and 2 upper floors.

Ground floor Reception area, disabled WC, disabled lift, seating area fronting bar servery, trade kitchen, chilled and dry storage, managers office, staff changing and refused area.

First floor Restaurant providing 100+ covers, emergency access to rear.

Second floor Plant rooms, store area, customer toilets.

Floor areas *(very approximate, for indicative purposes only)*

Lower Ground	1,200 sq ft
Ground	150 sq ft
First	1,600 sq ft
<u>Second</u>	<u>200 sq ft</u>
TOTAL	3,150 sq ft

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Tenure

Held leasehold for a term of 25 years expiring February 2029. The rent is £95,000pa subject to review in February 2019.

Class A3 of the Town and Country Planning (Use Classes) Order 1987 with ancillary bar.

Licensing

The restaurant is permitted to sell alcohol between the hours of:

Mon-Sat: 11am-Midnight

Sun: Midday-11:30pm

Alcohol only to be sold as ancillary to a table meal.

Planning

The property is locally listed and situated in Guildford Town Centre conservation area.

Rating Assessment

The property is listed as "restaurant and premises" with a rateable value of £77,000 with effect from April 2017.

Viewing

The property is closed and therefore viewings by appointment only.

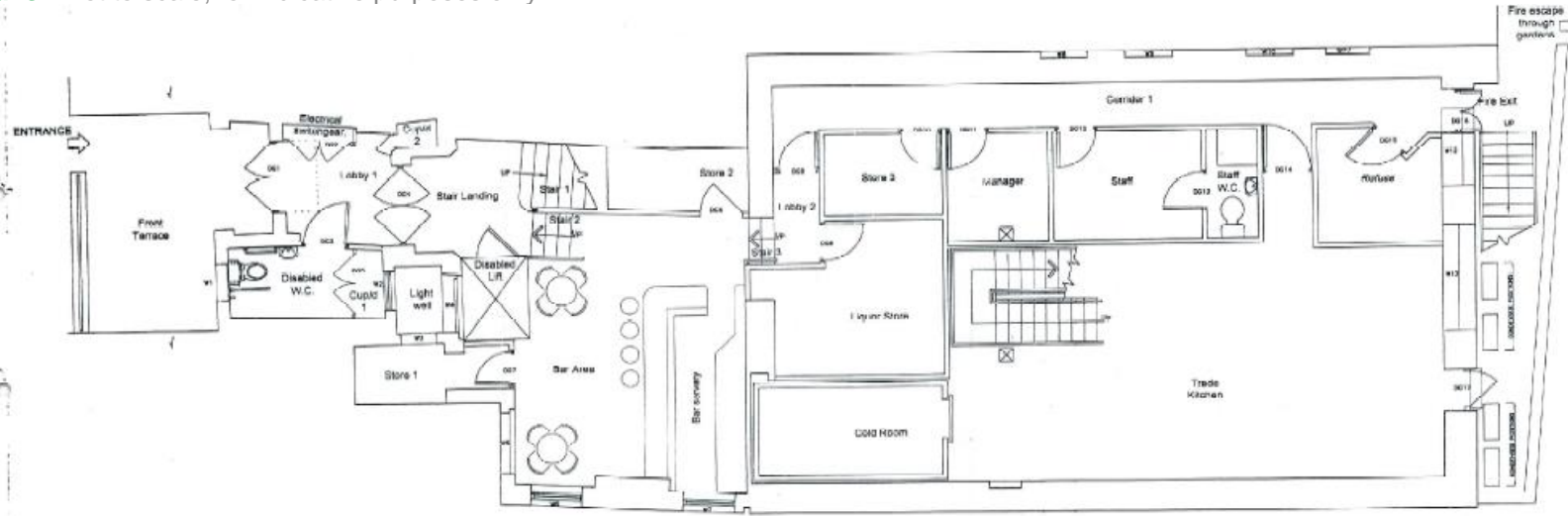
For further information and to arrange a viewing please contact Matthew Englander or Richard Negus on -

Tel: 020 7836 7826 or Email: matthew.englander@agg.uk.com / richard.negus@agg.uk.com

EPC

An EPC report is available upon request.

Floor Plans – not to scale, for indicative purposes only



GROUND FLOOR

