

AG&G

**BULPAN**  
KOREAN BBQ

*Modern Korean Cuisine Grill*

**GUILDFORD - PRIME 140 COVER RESTAURANT  
FOR SALE OR TO LET**





**FORMER BULPAN, 219 HIGH STREET,  
GUILDFORD, SURREY, GU1 3BJ**

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## SUMMARY

- Sizeable 140 cover restaurant opportunity
- Attractive building in prominent high street location
- Nearby occupiers include Pizza Express and Zizzi
- Sizeable trade space over ground and first floors (landlord open to split proposals)
- Gross internal area of circa 6,600 sq ft
- Fully fitted with high quality fixtures and fittings
- May suit alternative uses / redevelopment (subject to necessary consents)

**FOR SALE OR TO LET - OFFERS INVITED**

**SUBJECT TO CONTRACT** - Sole Selling Rights



## LOCATION

The property is situated in the affluent Surrey commuter town of Guildford, towards the top end of the High Street. The property is within 1 mile of Guildford train station (circa 15 minute walk) with regular services to London Waterloo and Portsmouth Harbour. The nearest bus station is on Jenner Road (3 Min Walk) with regular buses serving the Guildford area (No. 36, 463, 478 and 479)

Nearby occupiers / venues include; G-Live, Zizzi's, Pizza Express, KFC, Carmona Steak & Tapas, The Raddison Hotel, Harbour Hotel and many more.

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## THE PROPERTY

An attractive three storey property with car parking for three vehicles to the rear. The current configuration includes sizeable trade areas to the ground and first floors along with back of house space at second floor level.

The landlord is open to proposals to split the space with rental offers invited for both the whole building or the ground floor only.

Approximate floor areas are as follows:-

<b>Ground floor</b>	232 sq m	(2,500 sq ft)
<b>First floor</b>	204 sq m	(2,200 sq ft)
<b>Second</b>	177 sq m	(1,900 sq ft)
<b>Total</b>	<b>613 sq m</b>	<b>(6,600 sq ft)</b>

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.

The Property is arranged over ground, first and second floors.

### Ground floor

Open plan trade area comprising 100+ covers along with disabled WC, trade kitchen, service area and storage space.

### First floor

Additional trade space (circa 40 covers), trade kitchen, and storage areas.

### Second floor

Customer WCs, plant rooms, staff changing, office and staff WCs.

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## SERVICES

We are advised that the property is connected to all mains services.

## LICENSING

It is understood that the Premises Licence permits the sale of alcohol from 12 noon until 10:00 pm Sunday to Thursday and 12 noon until 11:00 pm Friday and Saturday.

## PLANNING

Class E use, previously trading as a restaurant.

It has been ascertained from enquiry of the Guildford Borough Council that the property not listed but it is situated within the Guildford Town Centre Conservation Area.

## RATING ASSESSMENT

The building is entered into the current (2023) Rating List as a 'Restaurant and Premises' with a Rateable Value of £124,000.

## BASIS OF SALE

Offers invited for both a new lease with terms to be negotiated or the freehold interest with vacant possession.

## EPC

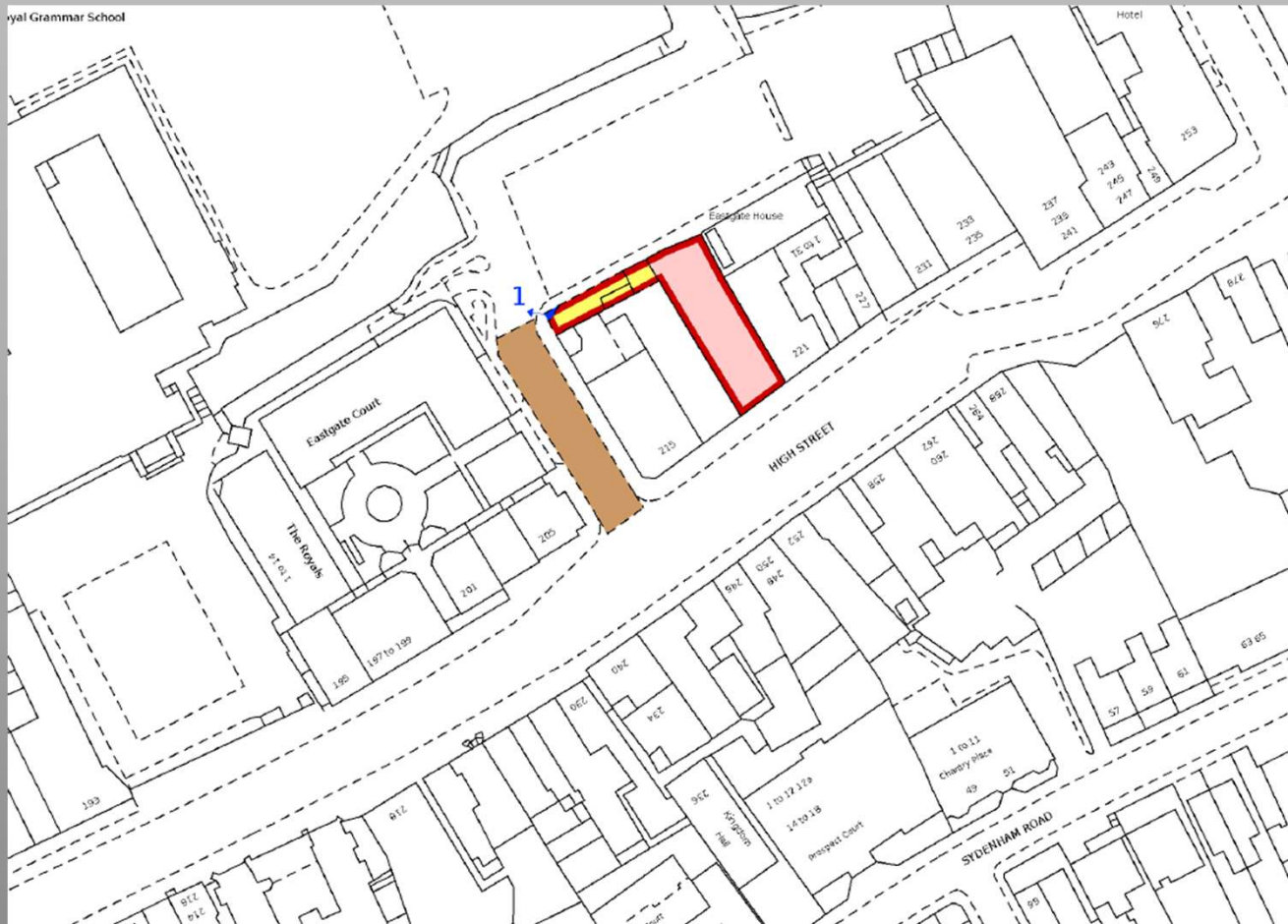
B rating. Copy available upon request.

219 HIGH STREET, GUILDFORD, GU1 3BJ



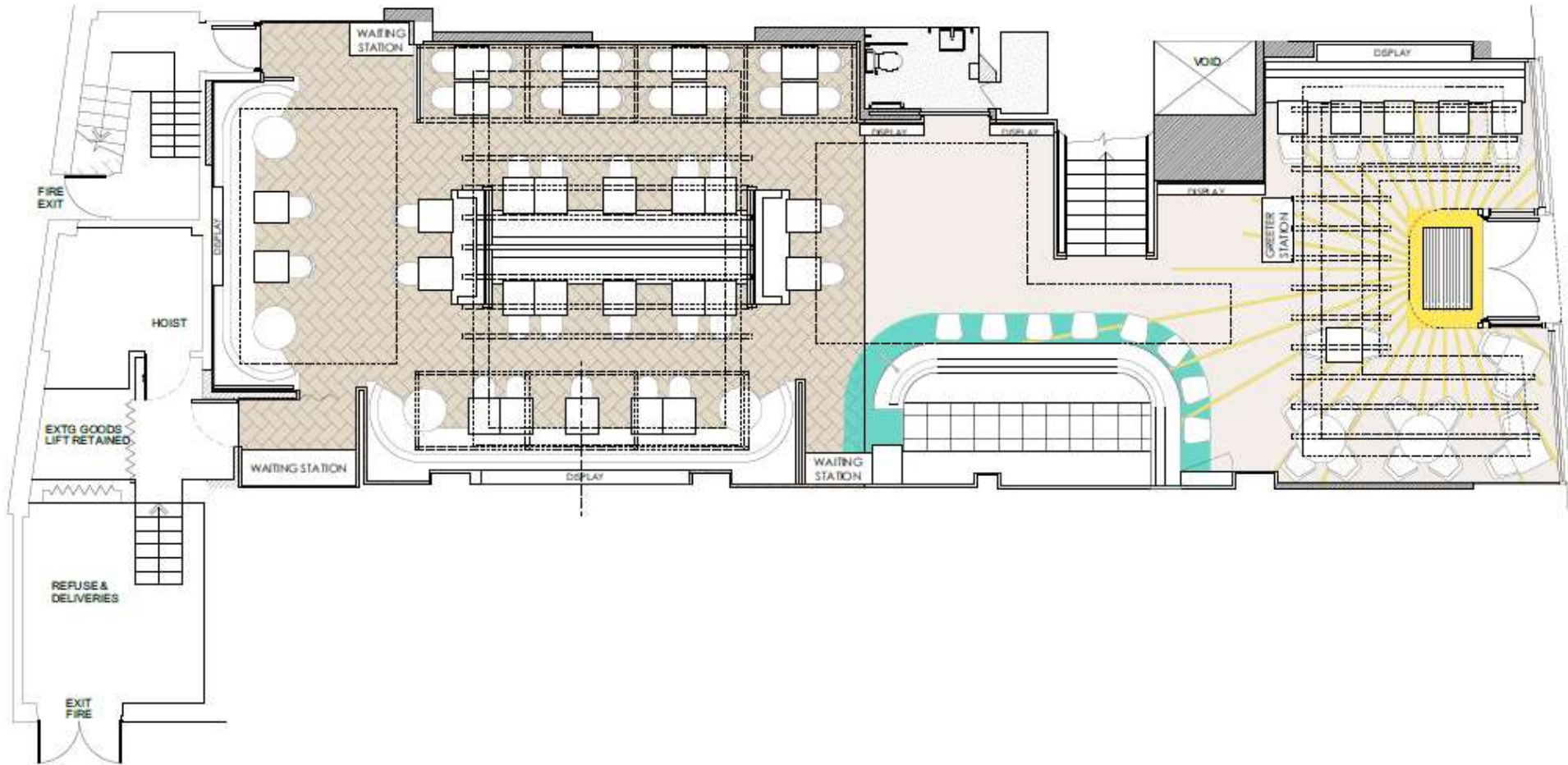
# FORMER BULPAN, GUILDFORD

## TITLE PLAN



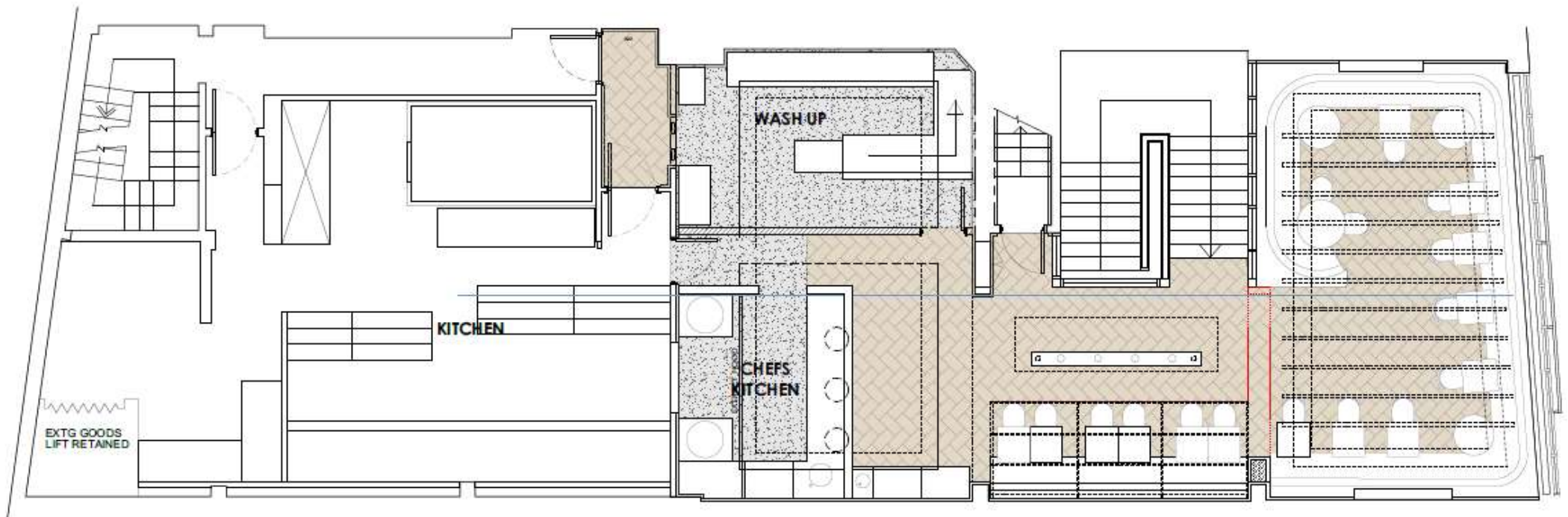
The above site plan is not to scale and is provided for indicative purposes only (source Land Registry)). All red lines drawn are provided for indicative purposes only.

## FLOOR PLANS (historic plans, configuration has changed)



1 GROUND FLOOR FIXTURE PLAN  
Scale: 1:50

## FLOOR PLANS



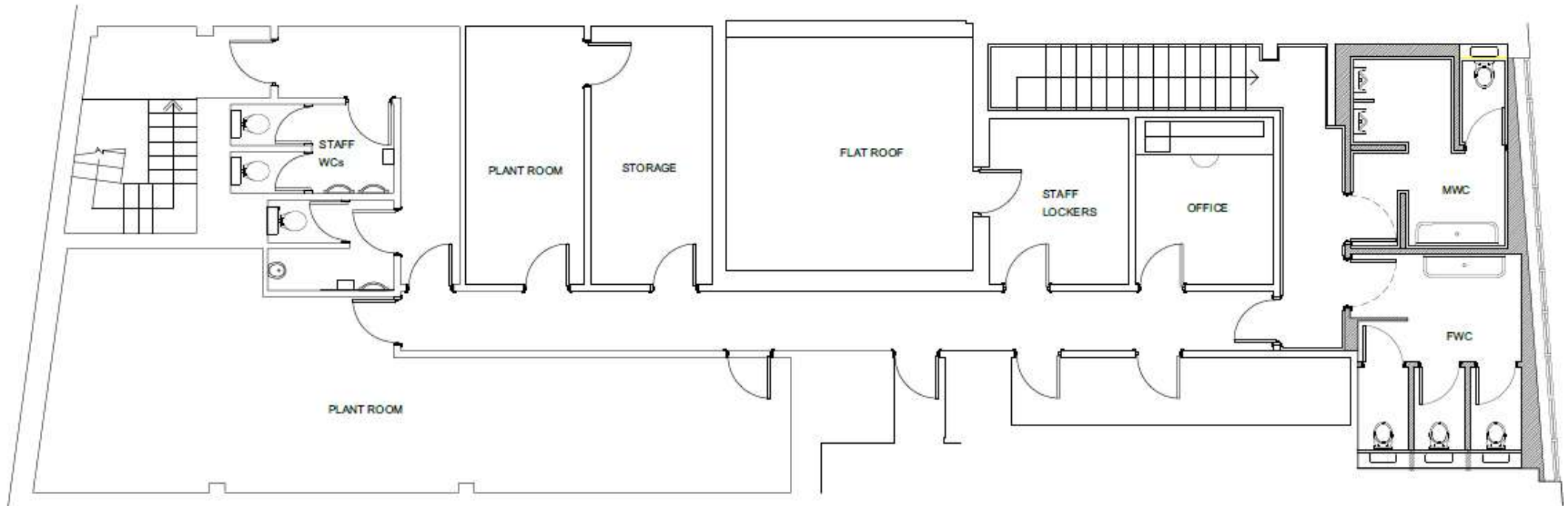
1 FIRST FLOOR FIXTURE PLAN  
Scale: 1:50

**TOTAL FIRST FLOOR COVERS: 36**

The above plans are not to scale and is provided for indicative purposes only..



## FLOOR PLANS



2 SECOND FLOOR FIXTURE PLAN  
Scale: 1:50

The above plans are not to scale and is provided for indicative purposes only..

## VIEWINGS & FURTHER INFORMATION

**The restaurant is currently closed.**

**Please make contact if you have any queries or wish to arrange a viewing.**

### PLEASE CONTACT:

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The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

**Directors 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 • P.A. Themistocli BSc (Hons) MRICS**

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