

To Let

Guildford

Park Road



Overview

Guildford was originally opened in 1845, with a large rebuild in 1880, it is the busiest train station in Surrey.

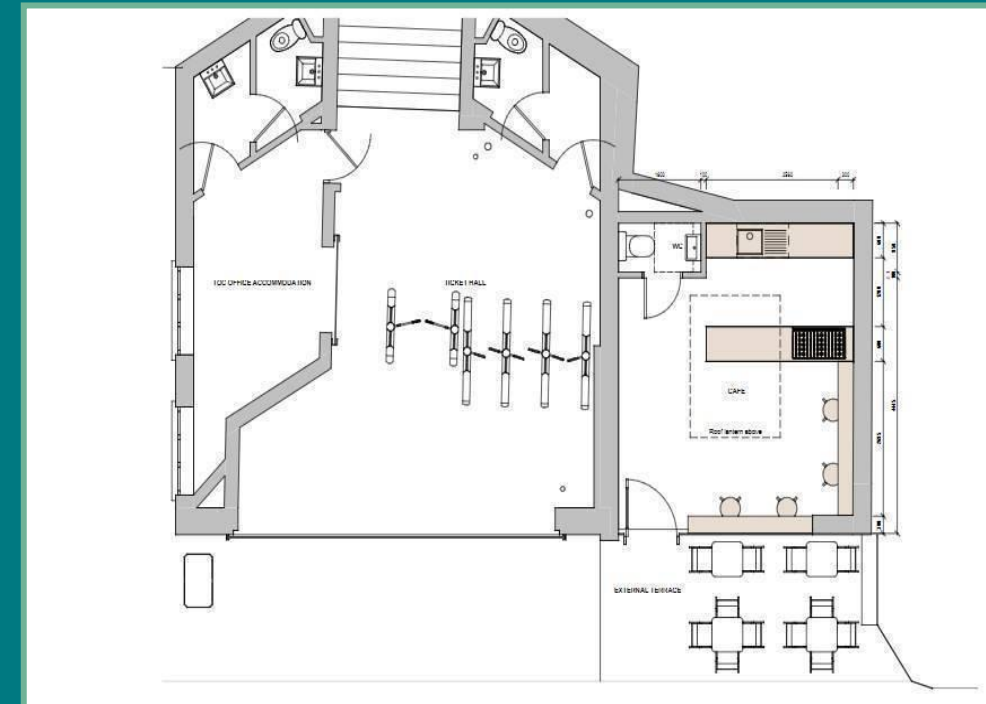
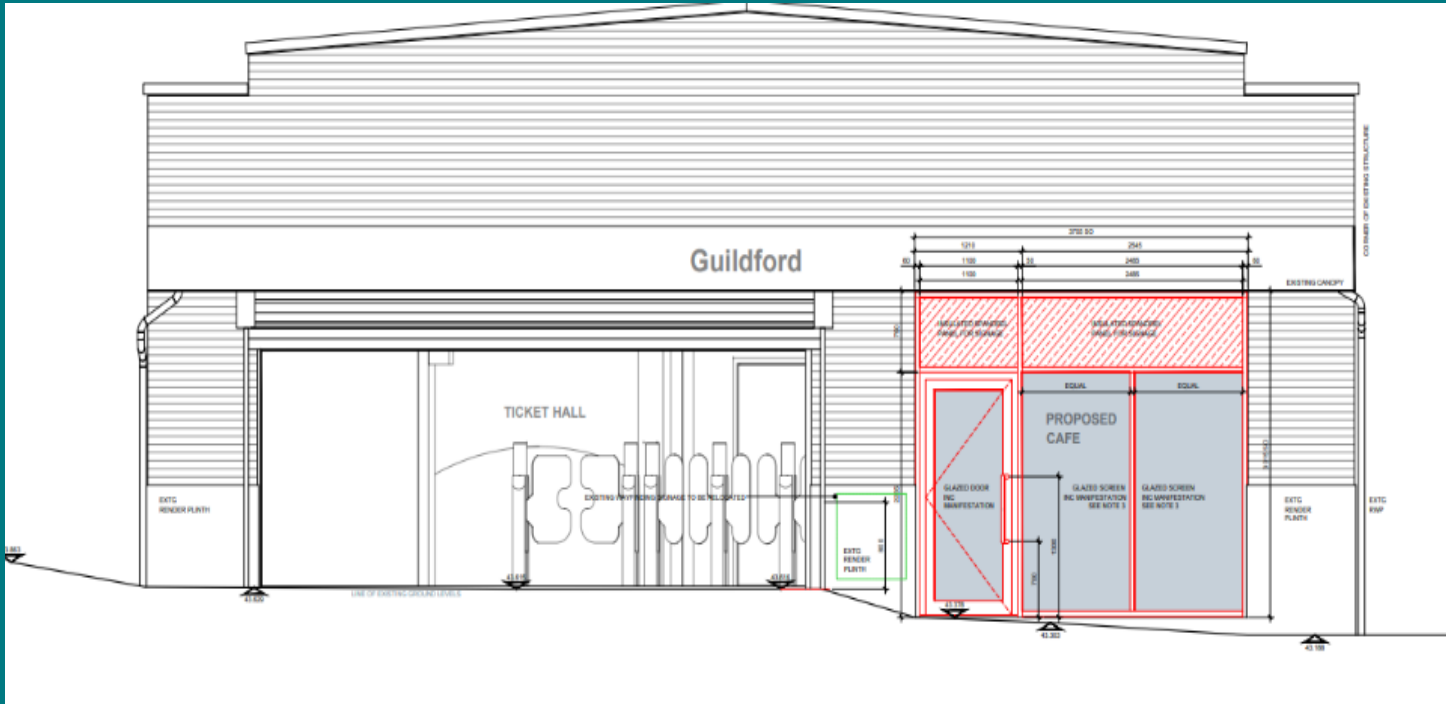
The location provides a good balance between rural and city life with a higher rate of home ownership compared to the national average.

Park Road where the opportunity is situated is a secondary entrance to the station and benefits from 20-25% total station footfall.

*Serving circa 6m passengers a year
30% of rail journeys at Guildford
station are to/from London Waterloo.*



Proposed unit



The Guildford Housing Development strategy identifies two sites in the town centre that could provide extra housing, one is Guildford Park Road, providing further growth opportunity for incoming tenant.

The population living within 10-minute walk of the station is approx. 1,500 and has an age profile which includes a particularly high proportion of adults aged 25-44 at 44.3%.

The work force within a 10-minute walk time of the station is approximately 5 times greater than the population at 7,300.

The town centre is 5-minute walk from the train station.

Unit Details

Food & Beverage

Unit details

Floor area	280sq.ft including small WC
Storage	TBC
External seating	Space available for a couple of tables external to the unit

Services

Handover condition	Shell & Core
Power level	100 AMP/TPN
Wifi	Tenant to install
Telecoms	

Gas	No
Hvac	n/a
Water and drainage	Water & Drainage available

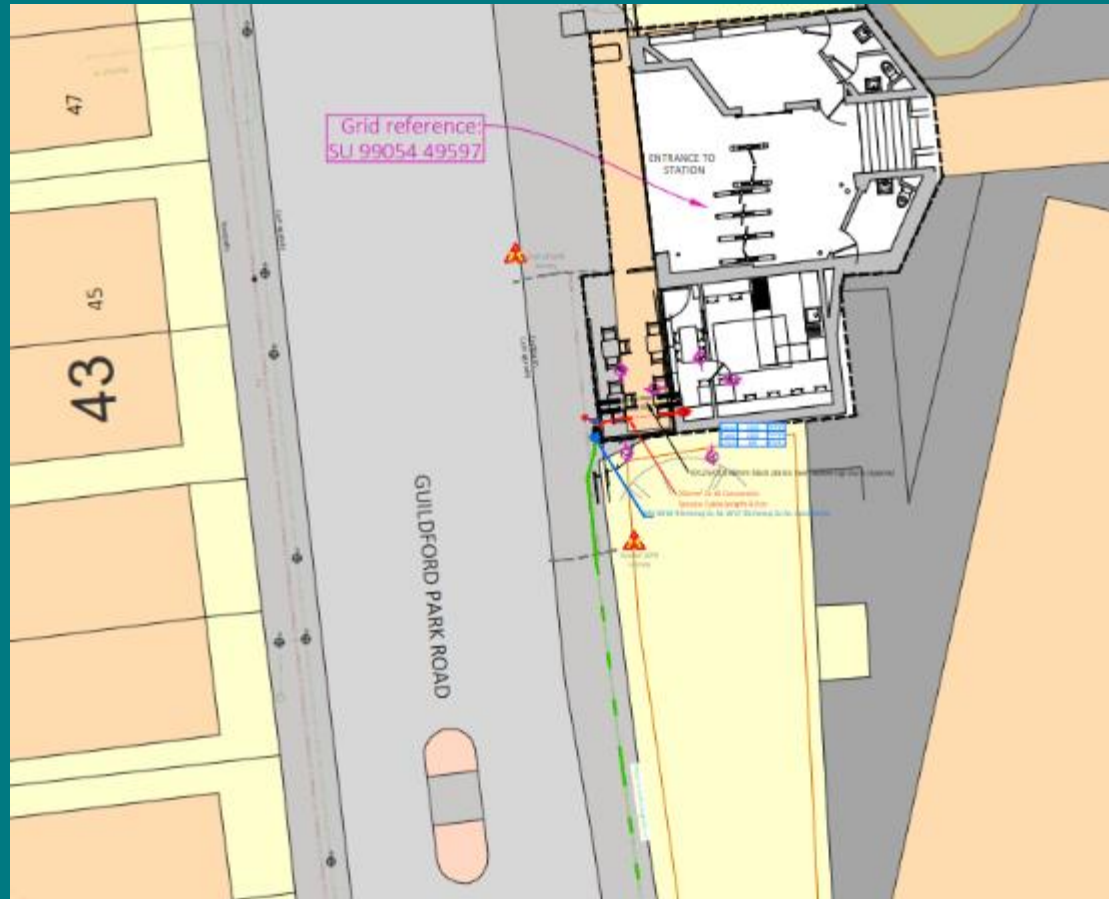
Terms

Minimum guaranteed rent	£60,000 pa
Rent terms	Base rent or an agreed percentage of gross turnover. Whichever is the higher and will be net of VAT and exclusive of rates.

Rates	New unit. Rateable value still to be established
Storage cost	£25 per sq. ft

Service charge	£14 -£16 sq. ft
Length of lease	6 Years – Contracted outside of the Landlord and Tenant Act
Available from	April 25

Operations and legal



Delivery restrictions

Restrictions TBC

Minimum trading hours

Monday to Friday 07:00 – 19:00

Saturday 08:00 – 19:00

Sunday 08:00 – 19:00

Listed building consent

No

EPC

TBC

Legal costs

Each party is to be responsible for their own legal costs

LLC Fee's

£4,000

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Jeremy Brittain

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