



GUILDFORD
12 NORTH STREET

* E CLASS *

LOCATION

The property comprises a prominent corner location on North Street and Hayden Place, adjacent to Havwoods Flooring Showroom, close to And So to Bed, Neptune, Black Sheep Coffee and a host of other quality national and regional occupiers.

The property is arranged over ground, first and second floors. The ground floor is currently arranged as a modern, largely open plan banking hall with the first floor divided into various newly refurbished meeting rooms with staff ancillary space.

ACCOMMODATION

The property comprises the following approximate areas and dimensions: -

Internal Width (max)	30 ft 6 ins	9.3 m
Ground Floor Sales*	1,754 sq ft	163 sq m
First Floor Offices/Staff:	1,290 sq ft	120 sq m
Second Floor: not inspected (access via hatch)		

*Consideration would be given to leasing the ground floor in isolation.

TERMS

Available on a new effectively FRI lease for a minimum term of 10 years.

RENTAL

On application.

BUSINESS RATES

Rateable Value 2025	£71,500.00
Rates Payable 2025/2026	£39,682.50

Interested parties are advised to check with the local rating authority.

EPC

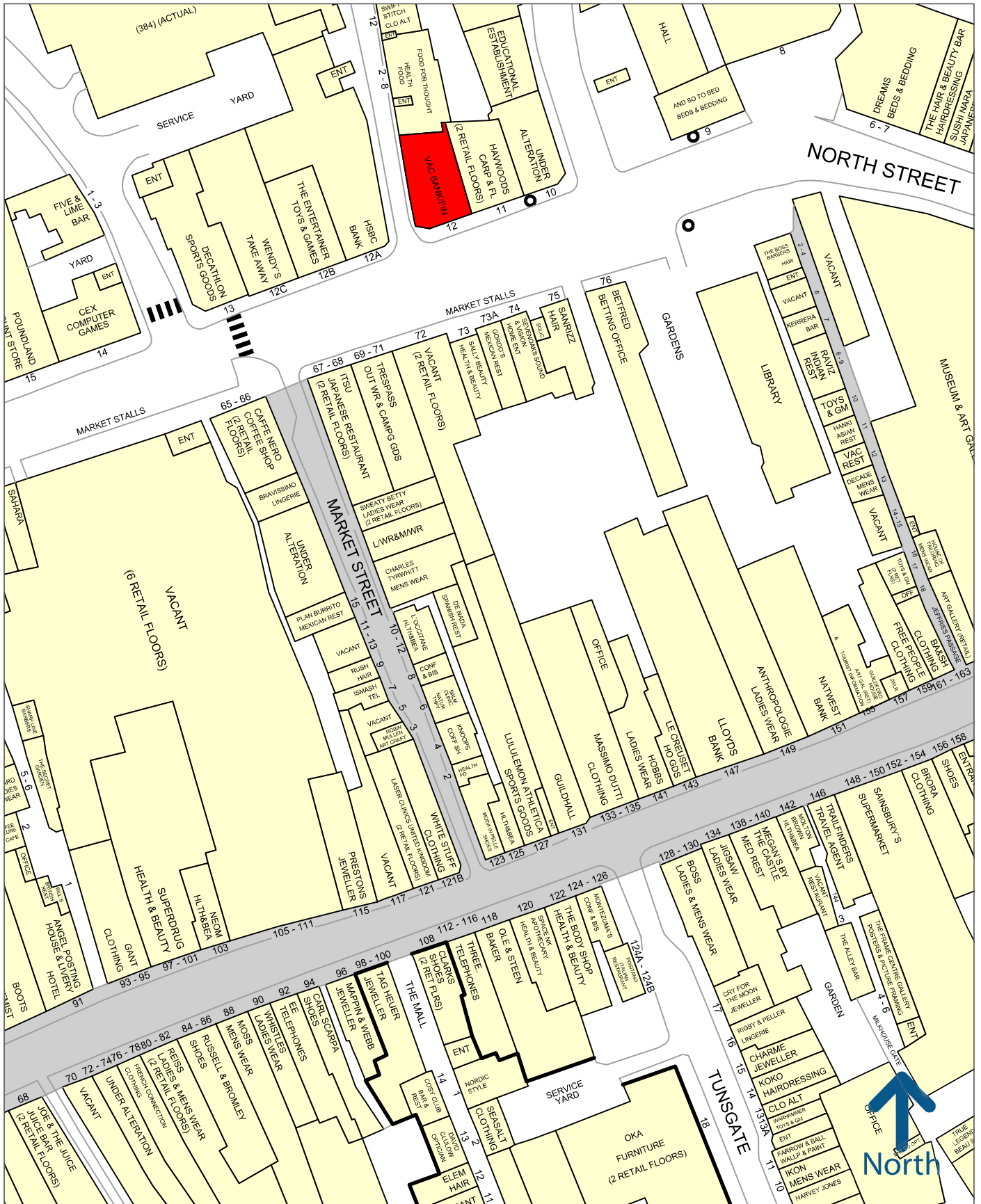
To be confirmed

ANTI MONEY LAUNDERING (AML)

Interested parties may be subject to standard AML checks and may be required to provide certain information – further details on request.

FURTHER INFORMATION

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50 metres

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