



Development Guildford GUI

**Property Description: The Casino, Players' Lounge, and 1-5 The Quadrant,, Guildford**

**Price: £20,000,000**

This prestigious property presents a unique investment opportunity in the heart of Guildford. Offering a prime location and immense redevelopment potential, it stands as "The Casino" – an iconic establishment known for entertainment and leisure. The property encompasses The Casino, Players' Lounge, and 1-5 The Quadrant, all situated on Onslow Street.

**Development Overview:** The property is offered for £20,000,000 and is primed for an exciting transformation. It entails the redevelopment of the site to construct a multi-storey building featuring two basement levels. The planned usage is comprehensive and diverse, designed to cater to a wide range of commercial activities and entertainment options.

**Proposed Uses:**

**Shop (A1):** Ideal for retail spaces offering a variety of products and services.

- **Financial and Professional Services (A2):** Suited for offices, consultancy firms, and similar professional services.

**Restaurant and Cafe (A3):** Offering dining options and casual café experiences.

- **Drinking Establishment (A4):** Perfect for pubs, bars, and nightlife.

**Office (B1a):** Providing ample office spaces for businesses.

- **Nightclub, Casino (Sui Generis):** Creating a hub for nightlife and entertainment.

- **Assembly and Leisure (D2):** Hosting cinemas, concert halls, bingo halls, and more for recreational pursuits.

- **Ancillary Cycle and Refuse Storage:** Incorporating practical amenities to enhance the site's functionality.

- **Landscaping and Incidental Works:** Adding aesthetic appeal and addressing utility needs.

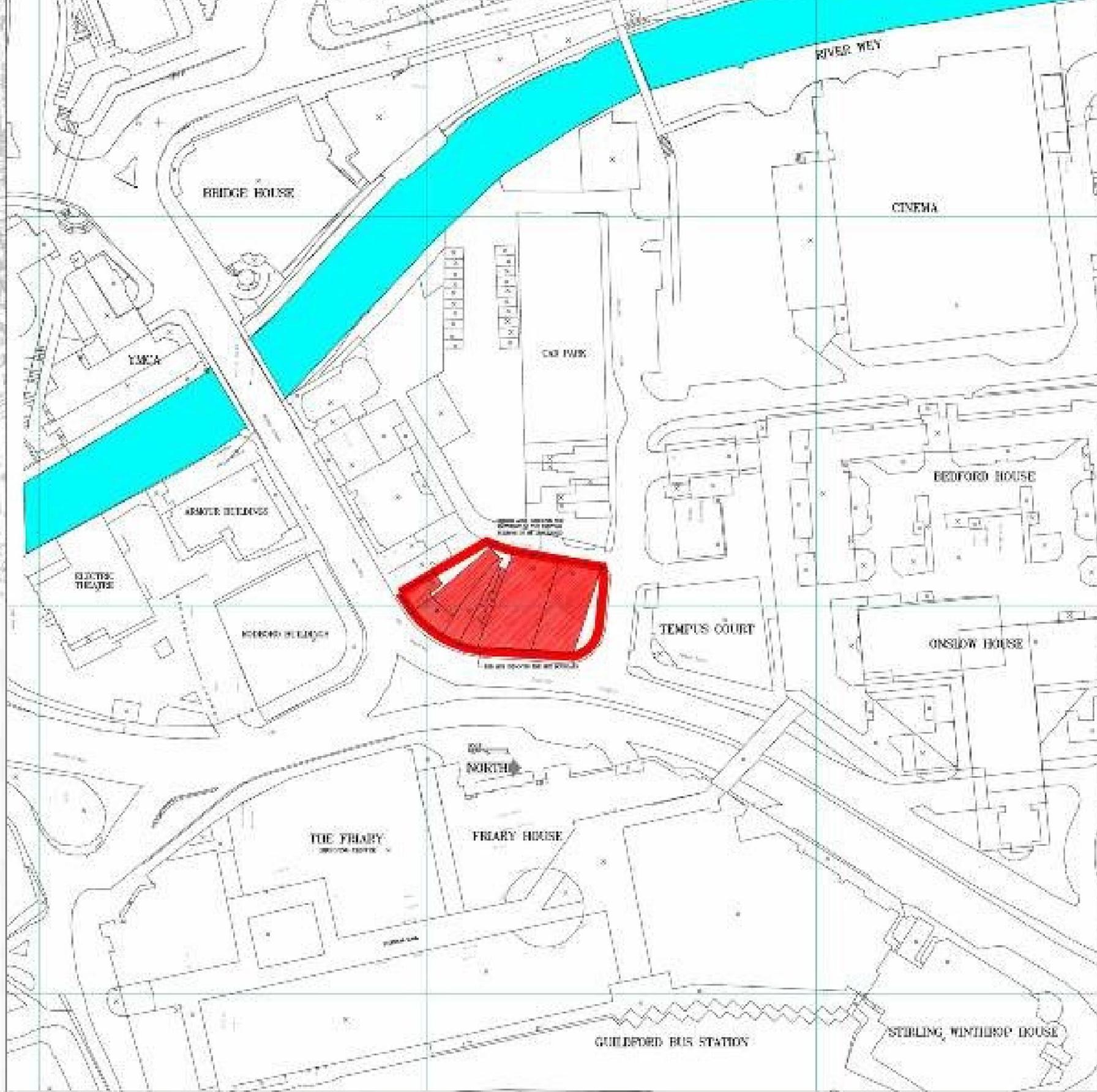




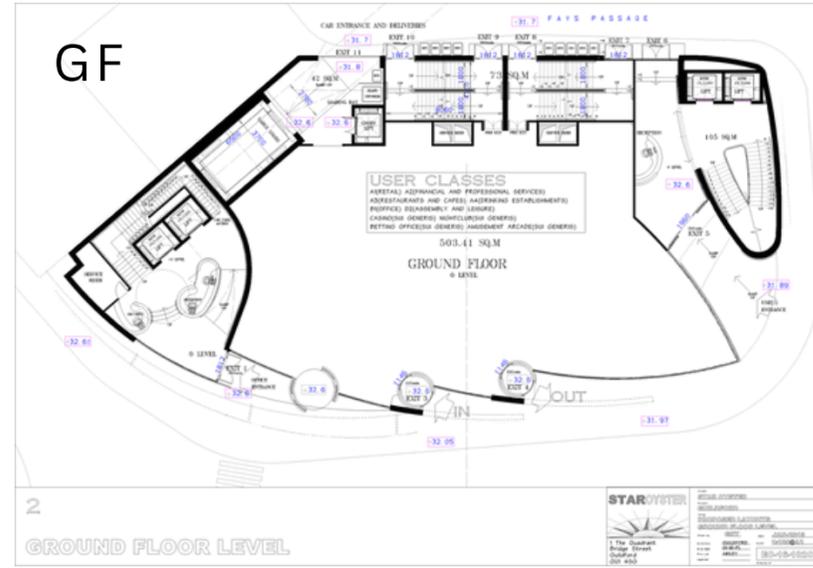
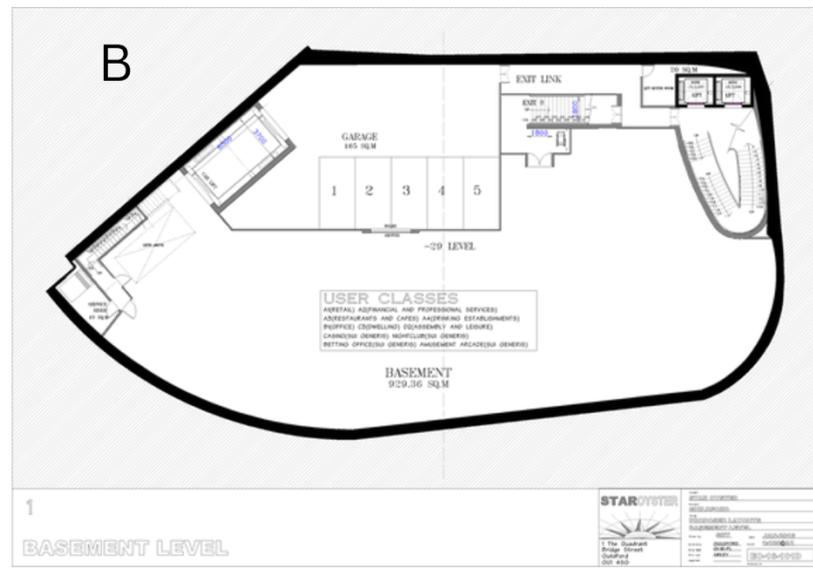
## The existing site

The site is located in the centre of Guildford on the corner of [redacted] Street and [redacted] Street.

The site occupies a ground floor area of 1109 sq.m, previously trading as Bar [redacted] and the Casino Nightclub.



# Floorplan





**Price: £20,000,000**

**S106 has already been paid**

**Tenant: There is a tenant on site paying £550,00 per annum and the restaurant area is rented st £150,000 per annum**

**Tenure: Freehold**

**Additional Information available upon request**

**Owner: We are directly instructed by the legal owners of this property**

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