

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY AGENTS

1 MINT STREET, GODALMING, SURREY GU7 1HE

TEL: 01483 429393 www.westwoodandco.com

MAIN ROAD RETAIL AND OTHER USES OPPORTUNITY TO LET WITH INCENTIVES

At
1 Meadow
Godalming
Surrey
GU7 3HJ.



OVER 4000 SQFT (376SQM) WITH 12 CAR SPACES.

DESCRIPTION:

1 Meadow is a prominent and substantial detached building, formerly the Railway Inn, with nearly 3000 sqft of space on the ground floor and over 1200 sqft on the first floor. The property is in shell condition after a full re-build occasioned by a fire. There is on site parking for 12 vehicles with an in and out drive.

SITUATION:

Located on the edge of Godalming Town Centre, fronting the A3100 Godalming to Guildford Road, directly accessing the roundabout. Giving access to Godalming, Guildford and the A3 via Charterhouse. Guildford is 4 miles, the M25 is about 25 minutes drive to junction 10 on the A3.

ACCOMMODATION:

See plan attached.

Total Area: 4051 sqft (376 sqm).

TERMS:

The Head Lessee (Tesco) hold a 20 year FRI lease at a passing rent of £72856 pax from 27th June 2012. The lease incorporates a Tenant only break as of 27th June 2022 and Tesco will be exercising that break. In the meantime there are incentives available to take a sub lease to 27th June 2022. It may also be possible to secure a new term subject to negotiations and contracts.

RATEABLE VALUE:

£9,700 (this will need to be re-assessed).

EPC :

E 105 as the Wey Inn Public House. It is likely that a new EPC will be required after the new occupier is found.

VIEWING:

Via joint sole Agents

Westwood and Company- 01483 429393.

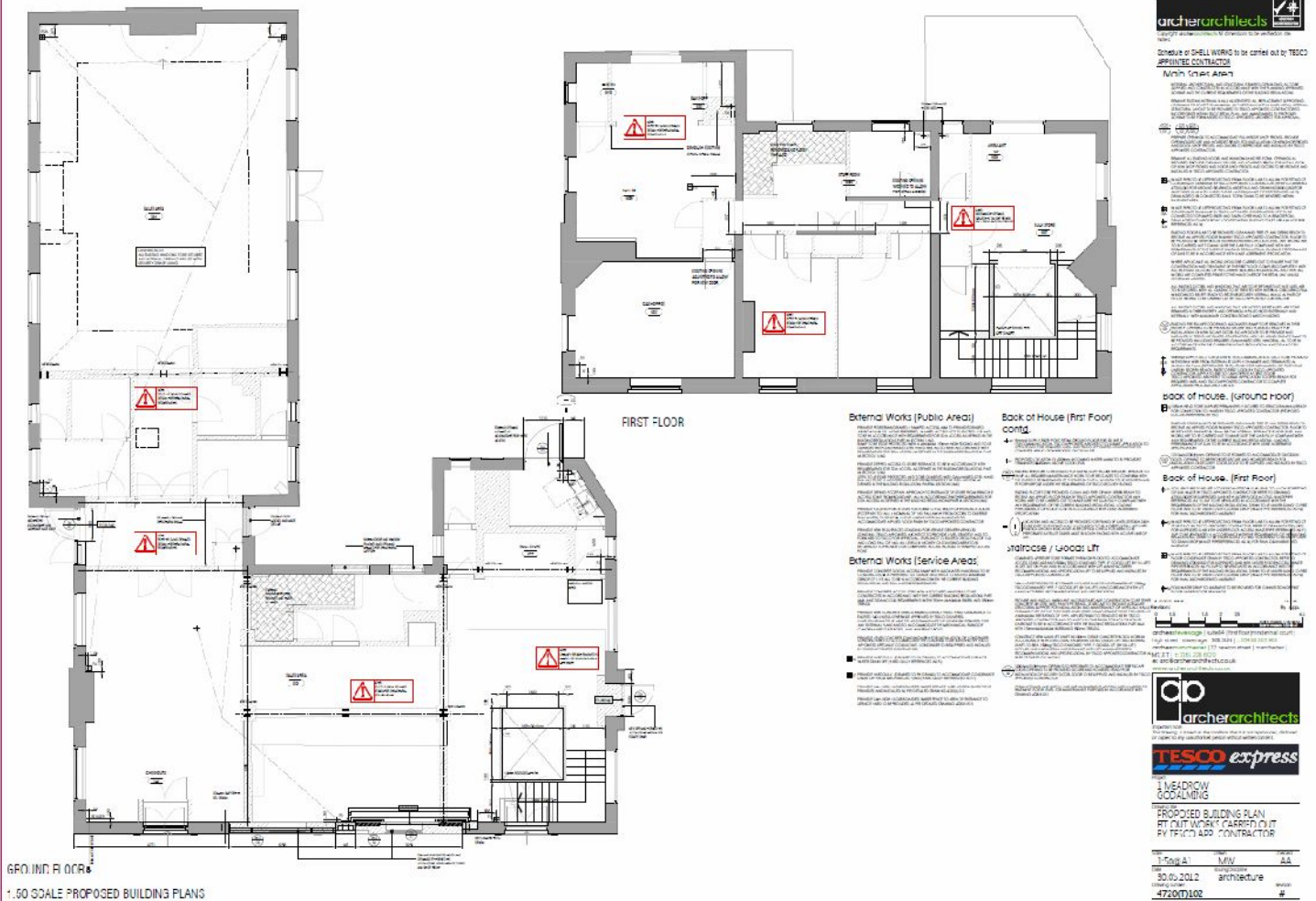
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Or

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**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS
 WESTWOOD AND COMPANY ON 01483 429393**

Website www.westwoodandco.com

Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected

Whilst every care has been taken in the presentation of these particulars intending purchasers should satisfy themselves as to their accuracy. They do not constitute any form of offer or contract.
 All negotiations should be conducted through
WESTWOOD AND COMPANY .