

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

NEW SHOP PREMISES AVAILABLE NOW

AT
138 High Street
Godalming, Surrey, GU7 1AB.

With Consent For Retail/ A2 Offices, A3 Restaurant/ A4 Bar/ A5 Hot
Food Takeaway.



***APPROX: 430SQFT**
Rear Access and includes Parking for One Car.

DESCRIPTION

A new two storey commercial property is nearing completion with all "A" class uses, which means it can be used as a shop, office, restaurant, bar or hot food takeaway. The property is of steel framed construction and includes a car parking space at the rear of the lower ground floor level with rear access.

2)

SITUATION :

Located on the main road leading from the main line station and the A3 trunk road via Charterhouse. Nearby traders include Dominos Pizza, Coversure Insurance Brokers. Pizza Express, Rare Beauty Salon, Dk Guitars. The site enjoys a massive traffic flow plus heavy footfall from the station to Godalming College in Holloway Hall.

ACCOMMODATION :

40ft x 10ft 9ins 430 sq ft (40sq m) plus under eaves storage

To be finished as a shell: The ingoing tenant will fit out, the shop front will be provided by the Landlord.

TERMS

A New FRI lease is available for a period of years to be agreed.

RENT:

£25,000pax + vat.

RATEABLE VALUE:

To be re-assessed.

Legal Costs

Landlords legal costs paid by the ingoing tenant

1979 Estate Agents Act.

John Westwood has an interest in this property.

**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
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