

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

A TWO STOREY LOCK UP SHOP IN A PERIOD BUILDING CLOSE TO THE PEPPERPOT

TO LET
AT
105 HIGH STREET
GODALMING SURREY
GU7 1AQ .



DESCRIPTION:

A characterful ground floor shop with exposed timbering throughout and with two first floor rooms, within a picturesque period building. The property is new to the market for the first time in 11 years and offers great potential for a number of trades.

SITUATION:

Situated in an excellent trading part of the High Street benefiting not only from high profile adjoining and adjacent businesses but also high volume pedestrian traffic from Church Street, Mint Street and South Street Car Parks. Godalming has an excellent selection of shops, main line station to Waterloo and regular bus services to the County Town of Guildford, just 4 miles away.

2)

ACCOMMODATION:

GROUND FLOOR:

9'3 x 16'0 (157 sq ft) stairs to first floor.

14' x 15'8 (221 sq ft) including Kitchenette with sink WC.

First Floor

Built in storage cupboard 5'6 x 6'10

Front Room: 15'4 x 12'5 (192 sq ft)

Rear Room: 14'4 x 13'5 (194 sq ft)

Total approximate floor area: 764 sq ft (70sqm).

OUTSIDE:

Parking to the rear of the shop may be possible at an extra cost.

RENT:

£15,000pa. No vat. Sensible offers invited on a new full repairing and insuring lease.

RATES:

Rateable Value £14,250.

We believe that it may qualify for some Small Business Rate Relief for this property.

TERMS:

A new Lease will be available on a Full Repairing and Insuring basis, for a term of years to be agreed. This will also be outside of the 1954 Landlord and Tenant Act.

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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