

Westwood and Company

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

1 MINT STREET, GODALMING, SURREY, GU7 1HE. T. 01483 429393

www.westwoodandco.com

 [@westwoodandcompany](https://www.instagram.com/westwoodandcompany)

TERRIFIC FREEHOLD COMMERCIAL INVESTMENT FOR SALE

138 – 146 High Street
Godalming
Surrey, GU7 1AB



- **PRODUCING £94,000 PAX + VAT**
- **IN HOUSE MANAGEMENT**
- **NEW LETTINGS AND LEASE RENEWAL 2025**

DESCRIPTION A vibrant and progressive investment property, uses include Class E and hot food takeaway (Sui Generis) plus 8 flats sold on 125-year leases from 2008. Originally built in 1963, the property was extensively modernised and extended in 2006/8 to convert the first and second floor offices into 8 residential flats. A new stair tower and lift were constructed and in 2019 No.138 was added on the side.

SITUATION The property enjoys main road frontage to Station Road and Flambard Way, as well as being on the main route from Godalming Main Line Station to Godalming College (A sixth form college with about 3000 students). Godalming is a prosperous area with some stand out institutions in town such as Charterhouse School, Waverley Borough Council head office, Godalming College and Priorsfield School. Guildford is four miles, the A3 at Compton 2 miles and the main line station provides rapid services to Waterloo (45 mins) and Portsmouth.

THE LEASES

Shops and flats	
146	New 12 year FRI lease, no breaks, 4 yearly upward only rent reviews, rent £20,000 pax + VAT.
144	10 year FRI lease from 2017, current rent £18,000 pax + VAT.
142	5 year FRI lease from 2025, three year tenant only break, current rent £19,000 pax + VAT.
140	5 year FRI lease with tenant only break after 3 years, current £19,000 pax + VAT.
138	10 year FRI lease from 2025 with tenant only break after 5 years, current rent £18,000 pax + VAT.
The flats	<p>All let on 125 year leases, nominal ground rent, from 2008. Tenants funds held, management in house.</p> <p>*Please note a member of Westwood and Company has an interest in this property.</p>
Total rental income	£94,000 pax + VAT

Copy leases available on request.

PRICE:

Offers in excess of £1,100,000 STC + VAT. To be sold as a going concern.

Each party to pay their own legal costs.



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

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. All negotiations should be conducted through sole agents WESTWOOD AND COMPANY.