

# Westwood and Company

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

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## **VERY RARE FORMER DAY CENTRE PREMISES IN THE HEART OF GODALMING, AVAILABLE ON A NEW LEASE (MAY SELL)**

**14 HIGH STREET  
GODALMING  
SURREY, GU7 1ED**



**2204 sq ft (205sq m) of space with garden and parking**

**DESCRIPTION:** A former day centre and previously known as “The Stocking Factory” the property dating from late Victorian times offers a good mix of open plan space and private rooms, plus an annex, garden and parking. Built of brick under a pitched and tiled roof with a single storey extension and a timber and tile annex.

**SITUATION:** Located in the centre of Godalming just behind the High Street, nearby traders include Greggs, The Post Office, Workstation, Corals, Cook, Robert Dyas and the Kings Arms and Royal Hotel. Godalming is a prosperous town 4 miles South of Guildford, 2 miles off the A3 with its own main line station to Waterloo.

**ACCOMMODATION:**

Description	Approx. measurements	Approx. measurements sq ft/sq m
Ground floor Plus  Several rooms plus two toilets and kitchen, patio doors to annexe, garden and parking area.	33'2 x 36'10	1225
First floor Divided into 5 rooms	35'1 x 18	632
Outside – Annexe with two rooms and WC	15'2 x 14'2	216
Summerhouse/store	14'9 x 8'8	131
	<b>Total</b>	<b>2204 / 204.8</b>



\*\*Main building has Gas central heating via radiators; the Annex has electric convector heaters. There are air con units in some parts of the main building, but they are no longer functional

**OUTSIDE:** Tarmac parking for 5/6 cars, garden area and two steel store sheds. Secure gates and fencing.



**RATEABLE VALUE:** To be assessed

**EPC:** Commissioned

**TERMS:** A new full repairing and insuring lease is available for a number of years to be agreed. The freehold may be available

**RENT:** Offers in the region of £40,000pax no vat

**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.