

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

EXCELLENT SHOP WITH E CLASS USE (CLINICS, RETAIL, OFFICE, CAFÉ ETC) IS AVAILABLE TO LET

at
**142 High Street
Godalming, Surrey, GU7 1AB.**

Use For E Class (Multiple Uses) Also Includes Parking For 1 Car



- *APPROX: 800 SQFT (74.4 SQ/M) OVER TWO FLOORS.**
- *HIGH FOOTFALL FROM NEARBY COLLEGE AND STATION.**

DESCRIPTION

The shop is fitted out to an exceptionally high standard, with new kitchen, flooring etc. Excellent two storey shop premises available. The property has an excellent open plan space with 3 downstairs separate rooms/studios with a small store cupboard. The first floor has an open plan room with two separate rooms attached. The building is in a good location in Godalming Town and has excellent visibility.

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, Diamond Nails. The site enjoys a massive traffic flow plus heavy footfall from the station to Godalming College in Holloway Hill.

ACCOMMODATION: Divided into first class treatment rooms and reception

Main Shop: 14'04" x 16'11" = 243sqft.
Room 1: 10'03" x 6'05" = 66.17sqft.
Room2: 11'11" x 7'10" = 93.75sqft.
Corridor: 27'05 x 3'08" = 102.63sqft.

Downstairs area

Room 1: 6'09" x 12'07" = 85.81 sqft.
Room 2: 11'06" x 7'04" = 84.27 sqft.
Room 3: 8'10" x 6'02" = 54.65 sqft.
Kitchen: 6'08" x 5'02" = 34.45 sqft.
Corridor: 15'01" x 7'11" = 120.63sqft.

Including WC Facilities and store room on ground floor and staircase to first floor.

Total Area: 885.87 SQ/FT (82.3 SQ/M).

TERMS

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

RENT:

£20,000pax + vat.

RATEABLE VALUE:

£15,250pa. we understand it will qualify for 100% small business rate relief next year, however we recommend that prospective tenants make their own enquiries.

COSTS: Both parties will pay their own legal costs.

EPC: C-57.

VIEWING:

With sole agents Westwood and Company who hold the keys.



**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