

# Westwood and Company

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

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## A RARE AND BEAUTIFUL GRADE TWO LISTED FREEHOLD FOR SALE IN THE HEART OF GODALMING

at  
31 Church Street  
Godalming  
GU7 1EL.



**\*CLASS E USE WITH ALCOHOL LICENSE,  
PLUS RESIDENTIAL CONSENT ON UPPER FLOOR.**

### **DESCRIPTION:**

This beautiful 16/17<sup>th</sup> Century two storey timber framed detached property, listed Grade two as being of special architectural and historic interest offers a very rare opportunity to acquire a freehold of a fully self-contained building in one of Surrey's most picturesque and sought after locations.

### **SITUATION:**

Located in Church Street, just off the main High Street in Godalming, a short walk from St Peters Church and the River Wey walk. Godalming has a full range of facilities, including major supermarkets, Homebase, Pets at Home etc, major employers include Charterhouse School and Waverley Borough Council. Guildford is four miles north, the main line station offers rapid services to Waterloo and Portsmouth. The A3 trunk road is about 2 miles, connecting to the main motorway network at junction 10 M25.

### **ACCOMMODATION:**

Shop: 15'4" x 13'10" = 213sqft.

Kitchen/Store/WC: 12'6" x 11'2" = 139sqft.

First Floor: 19'7" x 15' = 295sqft.

**Total: 647sqft (60sqm).**

### **PRICE:**

**Freehold price £295,000 STC NO VAT.**

**E.P.C:** not required.

### **RATEABLE VALUE:**

From April 2023 £6,100. Full small business rate relief available.  
NO EMPTY RATES PAYABLE.

**VIEWING:** Strictly by appointment and sole Agents.



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

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**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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