

Westwood and Company

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

Website: www.westwoodandco.com



EXCELLENT FORMER BUILDERS OFFICES/WORKSHOPS AND STORES AVAILABLE TO RENT

at
67 Farncombe Street
Farncombe
Godalming
Surrey, GU7 3LJ



JUST SHORT OF 2000 SQ FT WITH PARKING/YARD CLASS E

DESCRIPTION: An unusual property offering multiple uses from offices/workshops/stores/retail/medical/educational etc. The building is arranged over 2 floors for the offices and stores/workshops and is of conventional construction with attractive tile hanging to the elevations. The property offers on site parking for up to 4 vehicles.

SITUATION: Very conveniently located about 500 yards from Farncombe main line station and village centre, Godalming is about 1 mile, Guildford 3 miles and the A3 at Compton about 2 ½ miles.

ACCOMMODATION:

| Description | Approx. measurements Sq ft / sq m | |
|---|--|-------|
| Ground floor Including offices, kitchen, shower, workshops/stores, male and female WCs. | 962 | 89.41 |
| First floor Including office, stores (some restricted height areas) | 1001 | 93.06 |
| Total approx. area | 1963 / 182.47 | |

TERMS: A new full repairing and insuring lease is available for a number of years to be agreed, outside The 1954 Landlord and Tenant Act.

RENT: £20,000 pax (we are advised there is no VAT)

RATEABLE VALUE: £11,750 pa (we believe the property qualifies for 100% small business rate relief).

EPC: Commissioned.

VIEWING: By appointment with sole agents

**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.

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