

Westwood and Company

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

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VIRTUAL FREEHOLD CLASS E PREMISES FOR SALE

FIRST FLOOR 98 HIGH STREET

GODALMING

SURREY, GU7 1DW



Approximately 1161 sq ft (108sq m) GIA space available with ground floor entrance off the High Street

DESCRIPTION: A lovely first floor office being part of a standout High Street building in the heart of the Town, features include High Street entrance, open plan space if required, gas central heating and high-quality partitions in place.

SITUATION: Located towards the upper end of the High Street close to the Pepperpot with nearby traders including Boots, Betfred, Gails, Vinegar Hill, Tony and Guy, Holland and Barrett and many more. Godalming is a prosperous town, 4 miles South of Guildford with a main line station to Waterloo, it is also the home of Charterhouse School a major employer in the area.

ACCOMMODATION:

Description	Approx. measurements	Approx. measurements sq ft / sq m
Main area	34'8 x 32	1111
Reception	7'9 x 6'5	50
	Total	1161 / 108



RATEABLE VALUE: £15,250 pa. subject to transitional relief information from Waverley Borough Council.

TENURE: We understand the property is held on a Long Ground Lease at a peppercorn rent – please request details from agent.

EPC: Rated D 82 valid to 2032

TERMS: The Ground Lease is for sale

PRICE GUIDE: £195,000 STC, we understand there is no VAT payable

**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.