

Westwood and Company

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

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FREEHOLD INVESTMENT FOR SALE

140-146 High Street

Godalming

Surrey

GU7 1AB.

PRODUCING £75,000pax + vat



**FOUR TWO STOREY CLASS E PREMISES WITH 8 FLATS OVER SOLD ON A
LONG LEASES, WITH REAR PARKING AND IN HOUSE MANAGEMENT.**

DESCRIPTION: 140 to 146 High Street, Godalming is a 1960's built parade of shops with later additions and a full make over on the upper floors in the early part of this Century. Now all fully let with a nail bar, Insurance Brokers, Thai Spa, Hairdressers and Influencers business. The buildings, both new and old are concrete and steel framed with parking at the rear and lower ground floors.

SITUATION: Located in an extremely busy area both in respect of traffic at the lights onto Flambard Way, but also with footfall from the station nearby and the Godalming College students. The property is just within the Conservation Area, but nonetheless could be suitable for an upwards extension. (Subject to the necessary planning consent). Godalming main line station is within 500 yards, The A3 trunk road is 2 miles and Guildford 4 miles north. Godalming is a thriving Town with a leisure centre, main Waverley Borough Council Offices, Waitrose, Sainsbury's, Homebase, Pets at Home, WHSmith's, Boots, Wetherspoons, Cote, Prezzo's, Pizza Express, Lloyds, Nat West etc

ACCOMMODATION:

Shops/ Premises 140 to 146 High Street are approx. 885 sqft each (82.3sqm) each shop has one car space.

The Flats

There are 5 one bed flats and 3 two bed flats on the upper floors sold on a long leases from 2008 Management is in house via the freeholders. Tenants funds around £10,000.

The Leases

1. 140 High Street: 5 year FRI lease from June 2024 rent passing £19,000pax + vat + service a charge (£70 per quarter). Tenant only break after 1st June 2027
2. 142 High Street: Currently on annual licence (outside the Act) at £19000pax+vat from 31st January 2024 The Licencee is expected to sign a 5 year lease as per no 140 (he has spent a fortune on the hairdressers and the studio downstairs for his Social media business) service charge (£70 per quarter)
3. 144 High Street: 10 year lease from April 2018 at £18,000pax + vat + service charge (£70 per quarter) 5 year rent review and tenant only break.(passed)

4. 146 High Street: 12 year FRI lease from September 2016. Rent passing £19,000 pax + vat service charge (£70 per quarter) rent review done September 2023.
5. The Flats: Sold on 125 year leases from 2008, ground rents £2 per flat. Tenant funds stands at £10,000.

Current income £75000pax + vat.

Copy leases available upon request.

PRICE: Offers in excess of £865,000 STC + vat (to be sold as a going concern.)

IMPORTANT NOTE A member of Westwood and Company has an interest in this property

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.