

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

VERSATILE SHOP OR OFFICES TO LET

AT
21 Church Street
Godalming, Surrey
GU7 1EL.

APPROX 729 SQ/FT.



DESCRIPTION: Excellent retail or office premises, unexpectedly available due to a relocation of 21st Century Care. The property has a mixture of open plan space and two private rooms. The building is a pre-war detached structure of brick under a pitched and tiled roof, split into different suites.

SITUATION: Located in Church Street about 100 yards off the main High Street and within a 5 minute walk to the main line station (Waterloo 45 Minutes). Godalming is a wealthy market Town, four miles south of Guildford and about 2 miles off the A3 trunk road (M25 junction 10 at Cobham), Gatwick and Heathrow are readily accessible.

ACCOMMODATION:

Front Shop/ Office

11/1 Max 28 = 284 sq/ft.

Middle Offices/ Kitchen Area

22/10 x 10/1 = 231 sq/ft.

Rear Office: 14/10 x 14/5 = 214 sq/ft.

Wc and side access.

Total Area: 729 sq/ft.

RATEABLE VALUE: £8,700 We believe this property qualifies for full small business rate relief. In other words, currently a small business occupying this property, meeting the criteria will pay nowt!

TERMS: A new full repairing and insuring lease is available for a period of years to be agreed.

RENT: £12,500pax no vat.

VIEWING: Strictly by appointment with sole Agents.

EPC: Rated G. (24/9/2012)

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
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