

# 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

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## PRIME SHOP To Let

At  
**94 High Street  
Godalming  
Surrey  
GU7 1DW.**



**APPROX 1,475 SQFT (137sqm) OVER 2 FLOORS.**

**DESCRIPTION:** Excellent two storey shop premises available immediately. The property has a mixture of open plan space and two private rooms with easy access WC facilities and kitchen on the ground floor. The first floor has an open plan large room with a separate office space with kitchen and WC facilities. The building is in a prime location in Godalming Town and has excellent visibility.

**SITUATION:** Located in the prime trading area of the Town. Nearby traders include Boots, WHSmith's, Leaders, Gascoigne Pees, Between The lines, M and Co, Superdrug, Natwest, Holland and Barrett, Lorrimers and Costa Coffee. Godalming is a prosperous market Town, 4 miles south of Guildford, 2 miles from the A3 trunk road and therefore within easy reach of both Heathrow and Gatwick. The main line station provides rapid access to Waterloo (45 minutes).

2)

**ACCOMMODATION:**

<b>Main Shop Front:</b>	16'03" x 26'03" = 429 sqft.
<b>Office room 1:</b>	9'06" x 7'09" = 74 sqft.
<b>Whole Back Of Shop:</b>	31'05" x 15'07" = 491 sqft.
<b>WC:</b>	8'05" x 7'03" = 62 sqft.

1056 sq ft

**First Floor.**

<b>Main Room:</b>	24'03" x 7'09" = 190 sqft.
<b>Second Room:</b>	8'06" x 18'10" = 161 sqft.
<b>Kitchen and WC:</b>	13'05" x 5'00" = 68sqft.

**Includes staircase to first floor.**

**Total: 1,475 sqft (137sqm).**

**Important note....The property can be offered with all the ground floor partitions removed**

**PLANNING: Currently we believe the property has A1 and A2 uses...retail or offices**

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

**RENT:** £35,000 pax + vat.

**RATEABLE VALUE:** £32,750pa.

**EPC:** 88 Rating D.

**COSTS:** Ingoing tenant pays landlords legal costs.

**Viewings by appointment with sole agents.**

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

Website [www.westwoodandco.com](http://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  
WESTWOOD AND COMPANY .*