HIGH STREET SHOP TO LET



EGi's Most Active Dealmaker - Surrey 2016/17



3 HIGH STREET, GODALMING, SURREY, GU7 1AZ

Prominently Located A1 Retail Shop

51.29 sq. m. / 552 sq. ft.

Available on a New Lease

Central Godalming Location



Location

This shop is situated in a busy location on Godalming High Street at the intersection with Bridge Street and Wharf Street. Godalming is an affluent commuter town with a busy town centre. Nearby retailers include Halfords, Boots Opticians. WH Smith and Waitrose. public parking close is available close to this property in Crown Court car park Godalming train station approximately half a mile away. The A3 London to Portsmouth road accessible 2 miles away at Compton.

Description

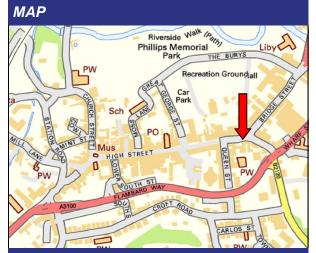
This A1 lock-up shop has prominent frontage onto Godalming High Street. The property comprises an open retail space with wood laminate flooring, a suspended acoustic tiled ceiling and halogen spot lighting. To the rear of the property there is secure internal storage, rear office and WC.

Accommodation

The accommodation at No. 3 High Street has been measured to Net Internal Area and is approximately as follows:

Retail area	43.22 sq m	465 sq ft
Store	3.49 sq m	38 sq ft
Office	3.43 sq m	37 sq ft
Kitchenette	1.15 sq m	12 sq ft
+ WC	•	

Total 51.29 sq m 552 sq ft



EPC

Rating: C

Tenure

This shop is available on a new lease for a term to be agreed.

Rent

£17,500 p.a. (no VAT)

Rates

Rateable Value: £13,500

Rates Payable: £6,291 (2017/18)

Small business rate relief may be available.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewing

Strictly by appointment with the Sole Agents:



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.