

**HIGH STREET SHOP
TO LET**

Owen Shipp
COMMERCIAL

01483 450115

www.owenshipp.co.uk

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



Owen Shipp Commercial
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH
www.owenshipp.co.uk

3 HIGH STREET, GODALMING, SURREY, GU7 1AZ

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 and Godalming train station is approximately half a mile away. The A3 London to Portsmouth road is 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

MAP



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.

Owen Shipp Commercial
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH
www.owenshipp.co.uk