

PRIME CLASS E OPPORTUNITY GODALMING 63 HIGH STREET

Description

Godalming is an affluent Surrey commuter town located 4 miles from Guildford and 30 miles from London. The premises occupy a prime position on the High Street adjacent to **Specsavers** and opposite **Costa**. Other tenants nearby include **WH Smith**, **M&Co**, **Waterstones**, **Between The Lines** and **Superdrug**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground floor only and comprise the following approximate areas:

Ground Floor 2,927 sq. ft. (271,92 sq. m)

There is the potential to combine with the adjacent unit to create around 5,600 sq ft at ground.

Lease

The premises are available by way of a new lease for a term of years to be agreed.

Availability

The premises will be available from Q1 2023.

Rent

£60,000

per annum exclusive.



Business Rates

The property is yet to be assessed for business rates.

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property is yet to be assessed.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

Freddie King 07545 386694
freddie.king@greenpartners.co.uk

Mike Willoughby 07810 480291
mike.willoughby@greenpartners.co.uk

Or, **Jackson Criss**, contacting:

Adam Rawcliffe 0207 637 7100
arawcliffe@jacksoncriss.co.uk

Subject to Contract

