

**PROMINENT RETAIL PREMISES
TO LET (NEW LEASE)**

700 SQ FT (65 SQ M) APPROX + DETACHED BARN TO THE REAR



72A OCKFORD ROAD • GODALMING • SURREY • GU7 1RF

LOCATION:

The property is situated on the western side of Godalming town centre, a short way off the main high street. Godalming does however benefit from an assortment of multiple retailers being based in the town including Café Nero, Barclays Bank, WH Smiths, Boots the Chemists and Holland & Barrett, further, both Waitrose and Sainsbury's are located in the town. Godalming is a prosperous town in the county of Surrey and is located approximately 30 miles south west of Central London, 23 miles southeast of Reading and 4 miles south of Guildford. Godalming has a resident population of some 21,804 persons (2011 census).

Road communications are good with access to the A3 (Portsmouth Road) at Guildford, and the M25 (junction 10, Wisley) some 8 miles beyond. Godalming mainline station is within walking distance and provides a regular service to London (Waterloo) approx. 50 mins.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

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DESCRIPTION: The premises comprise the ground floor only and benefit from prominent main road frontage close to the town centre. The ground floor extends to some 700 sq ft approx. The premise are broadly open plan and benefit from WC and kitchenette facilities. To the rear there is a detached barn/workshop/store.

ACCOMMODATION: (All areas are approx.)

Ground floor Retail – 700 sq ft (65 sq m)

plus a detached barn located to the rear.

WC facilities.

Kitchenette.

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

RENT: **£12,500.00** per annum exclusive

VAT: The premises are not elected for VAT.

BUSINESS RATES: Rateable Value: £6,600.00
Rates payable: £3,293.40
NB Small business rate relief may apply, subject to status.

LEGAL COSTS: Each party to bear their own professional and legal costs.

VIEWING: Strictly by prior appointment through the **Sole Agents:**



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NOTE:

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