

TOWN CENTRE

FOR SALE 'E' CLASS



## SELF-CONTAINED OFFICE (CLASS E) BUILDING

**FOR SALE FREEHOLD**

*495 sq ft (46 sq m) approx.*



**1 KINGS MEWS • WEY BARN • 22 HIGH STREET • GODALMING • SURREY • GU7 1BB**

### LOCATION:

Godalming is an attractive market town situated approximately 4 miles southwest of Guildford providing a good mix of multiple and local traders.

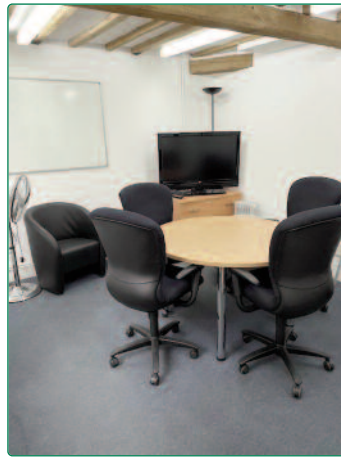
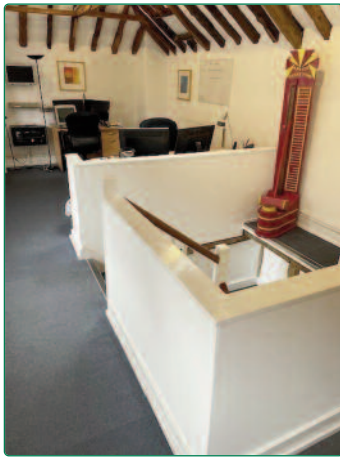
The property is situated just off the High Street in the heart of Godalming town centre, convenient for local shopping facilities and amenities.

Road communications are good with the A3, via the B3000, some 3 miles distant, with the M25 (Jnt 10 – Wisley) some 12 miles distant, whilst Godalming main line station, within ¼ mile, provides a regular service to London [Waterloo] in approximately 40 minutes.

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

**T: 01483 538131**

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**ACCOMMODATION:** *All areas are approximate:*

The available accommodation comprises a self-contained Office building situated in the centre of Godalming arranged over 2 x floors comprising kitchen and meeting room on the ground floor and an open plan first floor area. The property benefits from a mixture of exposed stone floors and carpeting, exposed timbers and feature lighting. The property extends to some 500 sq ft approx.

**AMENITIES:**

- Gas-fired central heating via radiators
- Perimeter trunking
- Fitted kitchen
- Fire & burglar alarm systems
- 1 x designated car parking spaces

**EPC:**

**Energy Performance Certificate, Rating D.**

**TERMS:**

The property is available For Sale Freehold with full vacant possession.

**PRICE:**

**£195,000.00 FREEHOLD**

**VAT:**

All prices, outgoings and rentals referred to within these details do not include VAT, which may be chargeable.

**BUSINESS RATES:**

Rateable Value: £4,000.00 'Store & Premises'.

**Note:** Prospective purchasers might benefit from 'Small Business Rates Relief'. Enquiries should be directed towards Waverley Borough Council.

**LEGAL COSTS:**

Each party to bear their own professional and legal costs.

**VIEWING:**

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



Rod Walmsley  
[rod@gascoignes.com](mailto:rod@gascoignes.com)

Andrew Russell  
[andy@gascoignes.com](mailto:andy@gascoignes.com)

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**NOTE:**

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## Energy performance certificate (EPC)

1 Kings Mews High Street GODALMING GU7 1BB	Energy rating <b>D</b>	Valid until: <b>27 February 2033</b>
		Certificate number: <b>1252-7417-7617-7838-8917</b>

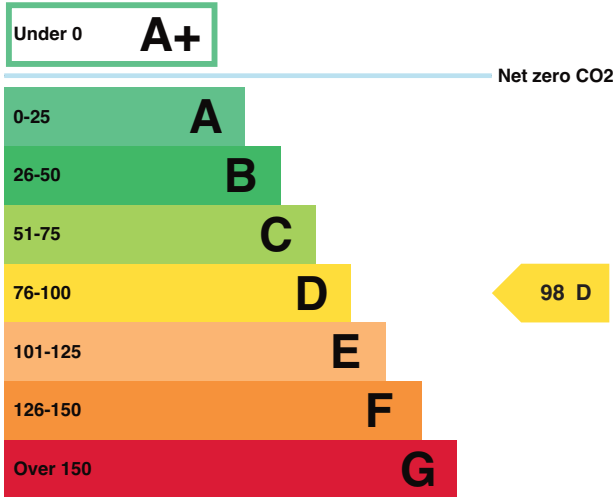
Property type	Offices and Workshop Businesses
Total floor area	58 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.