

GRADE II LISTED



FREEHOLD SALE

ATTRACTIVE AND WELL LOCATED TOWN CENTRE OFFICES + PARKING

ARRANGED OVER GROUND AND FIRST FLOORS

1,500 sq ft (140 sq m) approx. with 4/5 car parking spaces

FOR SALE (MAY LET)



NOS 1 & 2 WEY BARN • 22 HIGH STREET • GODALMING • SURREY • GU7 1AD

LOCATION:

The property is situated in The Kings Arms & Royal Hotel yard a few yards off the main High Street in the heart of Godalming town centre, convenient for local shopping facilities and amenities. Godalming is an attractive market town situated approximately 4 x miles southwest of Guildford and provides a good mix of multiple and local traders.

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

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

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ACCOMMODATION: *(All areas are approximate.)*

The available accommodation comprises ground and first floor office space that benefits from a period feel, given the mixture of exposed stone floors and exposed timbers. The offices extend to some 1,500 sq ft approx in a 2-storey self-contained building, in a terrace of 3. The premises also benefit from a well-appointed kitchen, wall mounted radiators and WC facilities plus 4/5 car parking spaces.

TERMS: The property is available freehold with full vacant possession upon completion.

PRICE: **£495,000.00**

Note: Our clients may consider letting the building, Subject to Terms.

SERVICE CHARGE: A nominal sum will be levied for cleaning of the car parking and external areas and a contribution towards Building Insurance.

VAT: VAT is applicable in relation to the above property and thus will apply to all figures whether Rent (s) or Sale price.

BUSINESS RATES: Details upon application.

NOTE: Subject to status, applicants may qualify for 100% Business Rates Relief.

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

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



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NOTE:

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