



## SHOP PREMISES

*plus* ANCILLARY STORES

*362 sq ft (33.63 sq m) approx*

**TO LET**



## 1 CHURCH STREET

**GODALMING • SURREY • GU7 1EQ**

### LOCATION:

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

The premises are situated in Church Street, close to the High Street in an area predominantly occupied by local traders albeit a short distance from the High Street where amongst others HSBC, WH Smith and a variety of well known names are located. Godalming mainline railway station is within walking distance.

**Gascoignes • Trevone House • Pannells Court • Guildford • Surrey GU1 4EU**

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# 1 CHURCH STREET

## GODALMING • SURREY • GU7 1EQ

**DESCRIPTION:** The premises are arranged to provide a mid terrace timbered and rendered property with sliding sash Georgian style windows beneath a pitched tiled roof. The available accommodation comprises a lock-up shop with ancillary stores together with WC facilities and a kitchenette.



**ACCOMMODATION:** [All areas are approx]:

The premises are arranged as follows:-

Main Sales Area	362 sq ft
Ancillary Stores	94 sq ft
Kitchenette	
WC facilities	

**Total** **456 sq ft (42.36 sq m) approx**

**LEASE TERMS:** The property is available for a new lease for a term to be agreed.

**PRICE:** **£10,000.00** per annum exclusive.

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

**RATES:** The property is assessed as follows:-

Waverley Borough Council

Rateable Value: £6,600.00

Rates payable: **£3,174.60 pa [approx.]**

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

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



Andrew Russell

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**NOTE:**

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