



PERIOD SHOP PREMISES

700 sq ft (65 sq m) approx.

FREEHOLD FOR SALE

(POSSIBLE RESIDENTIAL – SUBJECT TO PLANNING)



31 CHURCH STREET

GODALMING • SURREY • GU7 1EL

LOCATION:

The period premises are located in one of the oldest and most picturesque streets in Godalming, being some 150 metres from the High Street, approximately 4 miles from Guildford and within 2 miles of both the A3 and A31 Hogs Back.

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

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31 CHURCH STREET

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DESCRIPTION: This charming end-terrace property is a fine example of a 17th Century timber framed building, currently used as A1 retail on both floors but, could possibly be either D1 (Medical/Educational), or returned to residential use, subject to planning.

ACCOMMODATION: **Ground Floor:**
Front retail area approximately 5.7m x 4.1m (approximately 23.3m² or 250 Sq.ft.)
Rear retail area approximately 4.1m x 3.7m (approximately 15.2m² or 164 sq. ft.)
WC/Cloakroom to rear with hand wash-basin

First Floor:
Currently sub-divided but easily transformed back to one area
approximately 5.9m² x 4.6m² (approximately 27.2m² or 292 sq. ft.)
Separate WC/Cloakroom with hand wash-basin

Total Area: Approximately 65m² (700 Sq.ft.)

Gas Central Heating
Side Access for Waste Bin

PRICE: **£175,000.00 FREEHOLD**

LEASE TERMS: Would consider letting to a suitable Tenant on a new FRI Lease on terms to be agreed at £12,000 per annum exclusive.

LEGAL COSTS: Each party to be responsible for payment of their own costs

RATING: R.V. £5,700 for 2011/2012 – currently the premises qualify for small business rate relief with no rates liability

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



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