

Gascoignes
CHARTERED SURVEYORS
TEL: 01483 538131
www.gascoignes.com

PROMINENT SHOP & PREMISES

1,113 sq ft (103 sq m)

TO LET



38 HIGH STREET

GODALMING • SURREY • GU7 1AU

LOCATION:

Prominently situated on the north side of this busy thoroughfare, within a matter of yards of the main car park at Crown Court. Multiple traders close by include:



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

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

38 HIGH STREET

GODALMING • SURREY • GU7 1AU

DESCRIPTION: The property comprises a broadly open plan accommodation close to the centre of Godalming High Street and comprises the following approximate areas and dimensions:-

Overall Trading Area (incl. mezzanine)	750 sq ft	70.00 sq m
1st Floor Offices	210 sq ft	19.51 sq m
Basement Store	153 sq ft	14.21 sq m

LEASE TERMS: A new FRI Lease for a term to be agreed, subject to 5-yearly rent review.

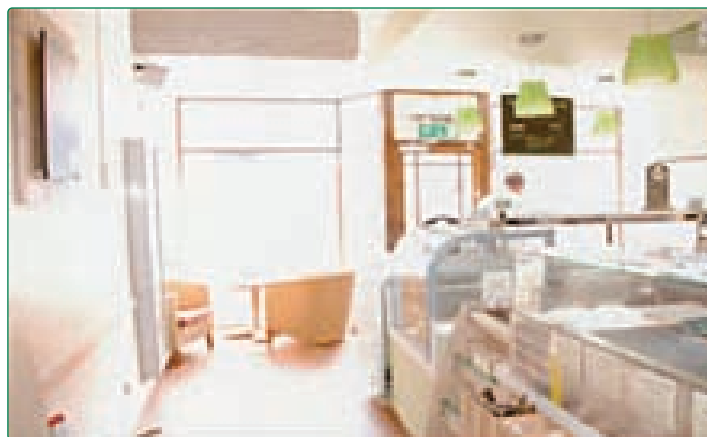
RENT: **£32,500.00** per annum excl.

RATES: The property is assessed as follows:-

Description:	Shop & Premises
Rateable Value:	£12,000.00
UBR:	48.50p in the £
Rates Payable:	£6,183.75 approx

LEGAL COSTS: Each party to be responsible for their own legal cost.

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



Andrew Russell
andy@gascoignes.com



James Lewis & Co - Brian L. Saidman
brian@jameslewis.co.uk - 020 7631 4565

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

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.