

PROMINENT SHOP PREMISES

1.500 sq ft (139 sq m) approx

TO LET [NEW LEASE]



65A HIGH STREET

GODALMING • SURREY • GU7 1AW

LOCATION:

The subject property is prominently situated on the southern side of this busy thoroughfare within a matter of yards of the main car park at Crown Court whilst being close to a number of multiple retailers that include J D Wetherspoons, Lloyds TSB, Robert Dyas and a whole host of household names.

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

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DESCRIPTION: The property comprises broadly open plan accommodation, widening towards the rear of the shop and benefitting from ancillary stores/offices to the rear of the property together with kitchen and WC facilities. The property is arranged to provide the following approximate areas and dimensions:-

ACCOMMODATION: The premises are arranged as follows:-

Internal width	14'4"
Shop Depth	64'6"
Built depth	82'9"
Sales Area	1,308 sq ft
Rear Stores	150 sq ft
Male & Female WC Facilities	
Kitchenette	

TERMS: The property is available To Let by way of a new lease for a term to be agreed.

RENT: **£30,000.00** per annum exclusive

VAT: The premises have been registered for VAT and this will be charged on the rent.

RATES: Rateable Value - Shop & Premises: £29,250.00
Rates payable: **£12,109.00** per annum approx.

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

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



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NOTE:

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