

Mistral

TO LET
GROUND FLOOR RETAIL UNIT
1,087 SQ FT
Owen Isherwood
01483 300176
CHARTERED SURVEYORS

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Westwood and Company
PRIME SHOP / OFFICE
WITH UPPER FLOORS
TO LET
01483 429393

Owen Isherwood
CHARTERED SURVEYORS

TO LET

PRIME HIGH STREET RETAIL UNIT
1,087 Sq. ft (101 Sq m)

106 HIGH STREET, GODALMING, GU7 1DW

LOCATION

106 High Street was formerly trading as Age UK and is situated in a popular location within the prime section of upper Godalming High Street. Adjoining occupiers include Caffè Nero, Holland & Barrett, Boots and Superdrug as well as Gail's Bakery which is due to open next door in 2021. Located at the top of the High Street, the unit is positioned very well to accommodate a range of uses. Godalming's mainline train station is within 5 minutes walking distance with regular services to both London Waterloo and Portsmouth Harbour.

DESCRIPTION

The accommodation is formed of an open plan ground floor retail area which benefits from two large glazed windows on the High Street elevation which floods the unit with light. To the rear there is ample space for a small office, storage and w/c. The unit is open plan making quick occupation straight forward. There is ample lighting and laminate flooring throughout.

ACCOMMODATION

Ground Floor	1,087 sq. ft	101 sq m
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TERMS

A new lease is available with terms to be agreed.

EPC

TBC

RENT

£32,500 per annum +VAT

RATES

Rateable Value: £34,250

Rates Payable: £17,091

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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