

**LOCK-UP SHOP
WITH REAR STUDIO
TO LET (MAY SELL)**



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RENT JUST REDUCED



**45 FARNCOMBE STREET, FARNCOMBE,
GODALMING GU7 3LH**

In a local shopping parade with return frontage

Unusual combination of retail space with studio/workshop

Retail area 93.1 sq m (1,002 sq ft) including storage

Rear Studio 57.2 sq m (615 sq ft)

Close to Farncombe Station



RICS

Owen Shipp Commercial
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

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Location

The premises are in a parade of shops in the centre of Farncombe village facing Farncombe Street and close to Farncombe station. Godalming centre is 1 mile away and Guildford centre 3.5 miles.

Description

The shop premises comprise a double retail unit and rear stores. The shop is in a prominent position with visible return frontage.

There is a studio building at the rear which could be used for storage, workshop or studio.

Accommodation

The accommodation is approximately as follows:

Shop

Retail area 1	48.7 sq m	524 sq ft
Retail area 2	23.3 sq m	251 sq ft
Stores	21.1 sq m	227 sq ft
Total	93.1 sq m	1002 sq ft

Rear studio

Ground floor	39.9 sq m	429 sq ft
Attic store	17.3 sq m	186 sq ft
Total	57.2 sq m	615 sq ft



Lease

A new lease to be granted for a term to be agreed.
 Rent: £9,500 per annum exclusive for the shop only or £14,500 per annum exclusive for the shop and rear studio.

Freehold

A sale of the freehold may be considered to include the shop, studio and self contained first floor one bedroom flat, which is currently let on an assured shorthold tenancy.

Rates

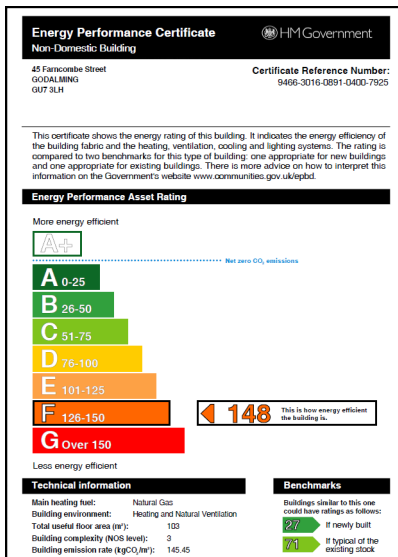
Shop
 Rateable value: £8,100
 Rates Payable: £3,507.30 (2011/2012)

Rear Studio
 Rateable value: £2,175
 Rates Payable: £941.78 (2011/2012)

Legal Costs

The ingoing tenant to bear our client's legal costs incurred in the transaction.

Energy Performance Certificate



Shop Interior



Studio

Viewing

Strictly by appointment with the sole agents:

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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