

**SHOP WITH UPPER PARTS
TO LET ON A NEW LEASE**



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60 HIGH STREET, GODALMING, SURREY, GU7 1DU

Prime Retail Unit in Centre of Godalming

Ancillary space on 1st and 2nd Floors

98.93 sq m (1065 sq ft)



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

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Location

The premises are situated in the centre of Godalming High Street. There is public car parking behind the property. Godalming train station is less than 1/2 mile away and access to the A3 London to Portsmouth road is approx. 2 miles away.

Description

This Grade II listed building comprises a prime shop unit on the ground floor with ancillary space on the two upper floors.

Accommodation

The net internal area is approximately as follows:

Ground Floor

Retail area	44.41 sq m	478 sq ft
Rear storage/kitchen	6.96 sq m	75 sq ft

First Floor

Ancillary Space	22.39 sq m	241 sq ft
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Second Floor

Office	25.17 sq m	271 sq ft
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Total Area	98.93 sq m	1065 sq ft
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Rent

£27,000 per annum exclusive.

Tenure

The entire property is available to let on a new full repairing and insuring lease for a term to be agreed.

Rates

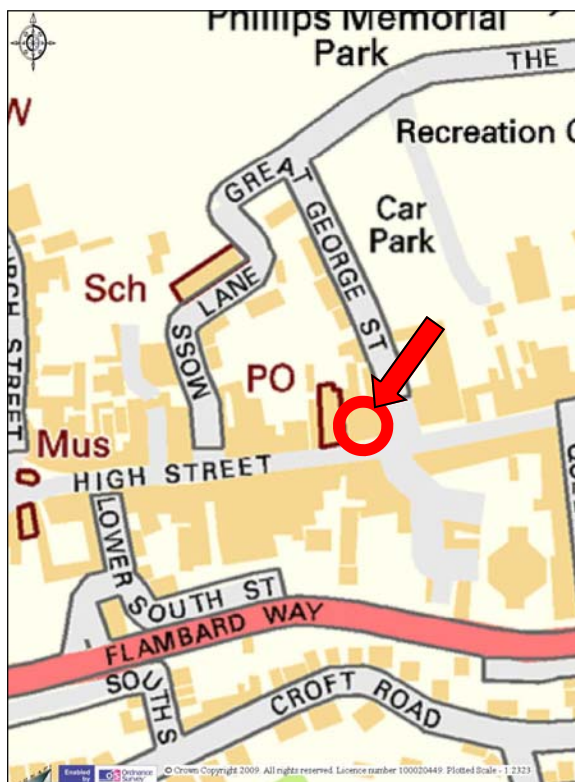
Rateable value (Retail area): £16,750
Rates payable: £8,123.75 (2009/2010)

Legal Costs

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

Energy Performance Certificate

Please refer to agent for details.



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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