

**THREE STOREY  
TOWN CENTRE PREMISES**

**TO LET**



**01483 450115**

**www.owenshipp.co.uk**



**98 GREAT GEORGE STREET, GODALMING, GU7 1EE**

Potential for various other uses including Office, Shop, Restaurant or Financial Services (most recent use – Health Club/Beauty)

200.3 sq m (2,156 sq ft)

In Godalming town centre



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 close to The Jack Phillips public house and Lloyds Bank and adjoining a large public car park. Godalming mainline train station is less than 1/2 mile away and there is access onto the A3 London to Portsmouth trunk road approximately 2 miles away at Milford. The A3 also links with the M25 north of Guildford at junction 10.

### Description

A three storey self-contained building providing mostly open plan space. The accommodation has gas fired central heating and there is useful storage space on the second floor. It is understood that the premises have previously been used for retail purposes and the location is considered to be suitable for various uses such as office, shop, restaurant or financial services use (subject to planning permission). Part of the building has period origins and the property is Grade II listed.

### Accommodation

The approximate net internal areas are as follows:

Ground floor	69.8 sq m	751 sq ft
First floor	104.9 sq m	1129 sq ft
Second floor storage	25.6 sq m	276 sq ft
<b>Total area</b>	<b>200.3 sq m</b>	<b>2156 sq ft</b>

### Use

Whilst the premises were last used as a health club, there are two shop windows and it is considered that a conversion to retail or restaurant use would be possible subject to planning permission.

### Rent

£25,000 per annum exclusive for a new lease.

### Tenure

The premises are available on a new full repairing and insuring lease for a term to be agreed.

### Rates

Rateable value: £16,000  
Rates payable: £6,624 (2010/2011)

Note: The current rateable value relates only to approximately 70% of the available accommodation offered in these particulars (the ground and most of the first floor). If a lease of the whole space is taken a reassessment will be necessary.

### Legal Costs

Both parties legal costs to be borne by the ingoing tenant.

### Energy Performance Certificate

Please refer to agent for details.



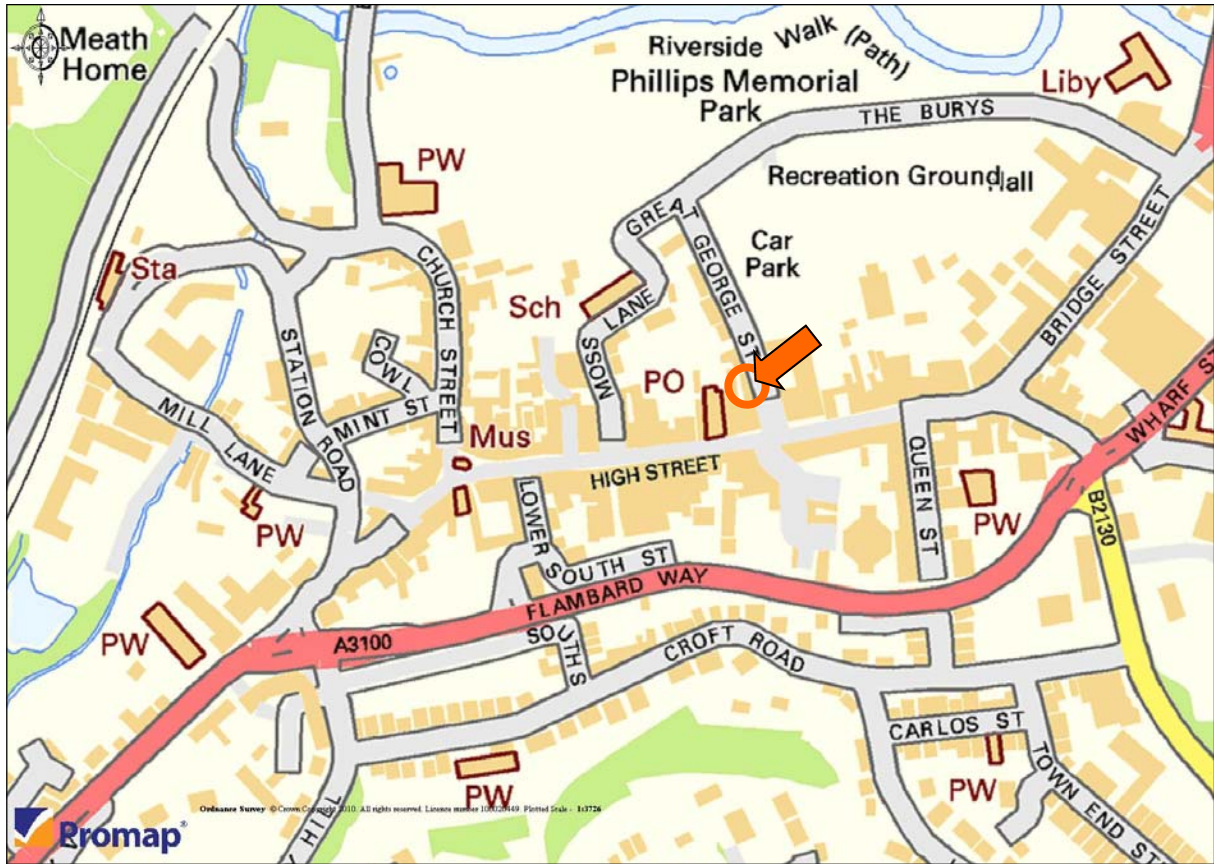
First Floor

*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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Second Floor

### Viewing

Strictly by appointment with the sole agents:



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