Owen Isherwood
CHARTERED SURVEYORS

39 High Street, Godalming, GU7 1AU

TO LET | 1,057 SQ FT (98.20 SQ M)

Prime High Street Retail

Prime three story retail and office opportunity with parking in the heart of Godalming High Street.

- Prime High Street position.
- Flexible layout offering retail, office and storage spaces.
- Parking space available at the rear.
- Easy access to public transport and the A3.
- Excellent frontage offering high visibility.
- WC facilities available.

Beef
Poultry

Location

The property occupies a prime position on the vibrant Godalming High Street amongst national retailers and high-end indipendents, benefitting from high footfall and excellent visibility. The property is located approximately 1 mile away from the A3 and within walking distance from Godalming mainline station, providing direct links to Guildford/London to the North and Portsmouth to the South.

Description

This versatile commercial building is arranged over three floors, offering a blend of retail, office and storage spaces.
The ground floor features a prominent glazed frontage and retail area while the first and second floors provide various rooms ideal for office use or additional storage. A significant advantage is the private parking space at the rear, a rarity for such a central location.

Accommodation

Name	sq ft	sq m
Ground	676	62.80
1st	229	21.27
2nd	152	14.12
Total	**1,057**	**98.19**

Terms

New Lease

Rent

£24,500 per annum

Rates & Charges

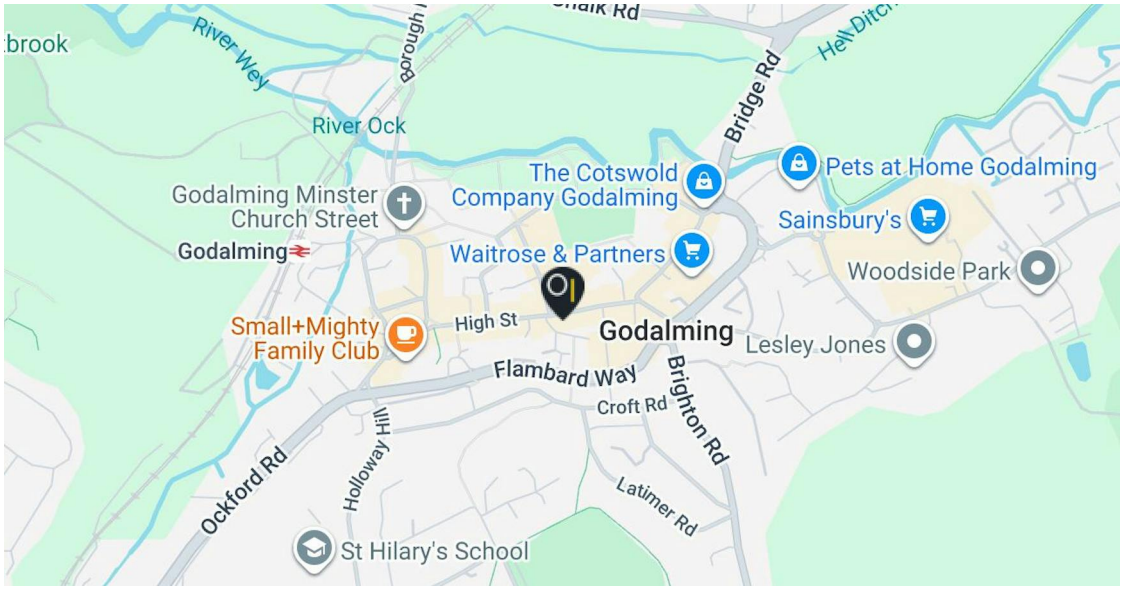
Rateable value: N/A

EPC

D (96)

Legal costs

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



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