Owen Isherwood
CHARTERED SURVEYORS

138 High Street, Godalming, GU7 1AB

TO LET | 468.44 SQ FT (43.52 SQ M)

Rare Hot Food Takeaway Unit

Location

The property occupies a prominent roadside position on the busy A3100 High Street in the centre of Godalming, an affluent Surrey market town approximately 4 miles south of Guildford and 30 miles south-west of Central London. Godalming railway station is within walking distance, providing regular services to London Waterloo.

The unit benefits from strong passing vehicular and pedestrian traffic and nearby occupiers including independent retailers, cafés and restaurants.

Description

Prominent ground floor retail/hot food takeaway unit with basement storage and rear parking space, situated in a visible High Street position in central Godalming.

The premises benefit from planning consent for A1–A5 uses, including established hot food takeaway consent (A5), with the remaining uses now falling within Class E. Previous extraction consent was granted and it is anticipated this could be obtained again, subject to the necessary approvals. Suitable for a variety of retail, café, restaurant or takeaway operators.

Accommodation

Name	sq ft	sq m
Ground	378.44	35.16
Basement	90	8.36
Total	**468.44**	**43.52**

Rent

£20,000 per annum plus VAT

Rates & Charges

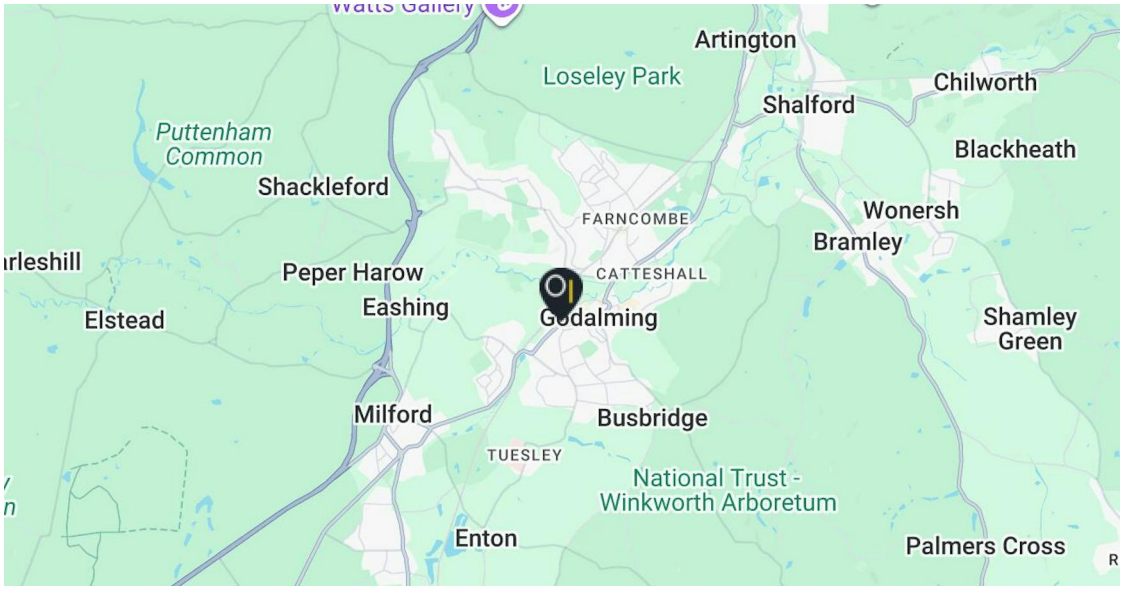
Rateable value: £14,250

EPC

B (50)

Legal costs

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



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