



Former Public House Available To Let in Godalming Town Centre

- Former Pub
- Located within Godalming Town Centre
- Ground floor, basement and WC extending to 2,414 Sq Ft
- External trading area provided by a small courtyard to the side
- Extraction system on site



Location

The property is located in Godalming, a historic market town within Surrey, 4.3 miles (6.9 km) south of Guildford and 30.6 miles (49.2 km) south-west of Central London. The property occupies a prominent position within Godalming Town Centre adjacent to the High Street and with nearby occupiers including Waitrose, Greggs, JD Wetherspoons, Gail's and N Family Club Nursery alongside a number of independents operators. Godalming Train Station is located 0.4 miles (0.6 kilometres) to the west of the property and provides South Western Railway services to London Waterloo in 39 minutes.

Description

No. 5 Wharf Street comprises a two-storey terraced building over basement, with exposed brick and hung-tile elevations beneath a tiled roof. The ground floor and basement are available to lease, with the upper-floor residential accommodation excluded from the demise. Formerly a public house, the premises benefit from an existing extraction system and may suit a range of Class E and other uses, subject to planning and statutory consents, including restaurant, café, bakery, pizza, gym, dental clinic or sports bar uses.

Accommodation

Name	sq ft	sq m	Availability
Ground	2,116	196.58	Available
Basement - Cellar	298	27.69	Available
Total	2,414	224.27	

Terms

New Lease

Rent

£39,500 per annum + VAT

Rates & Charges

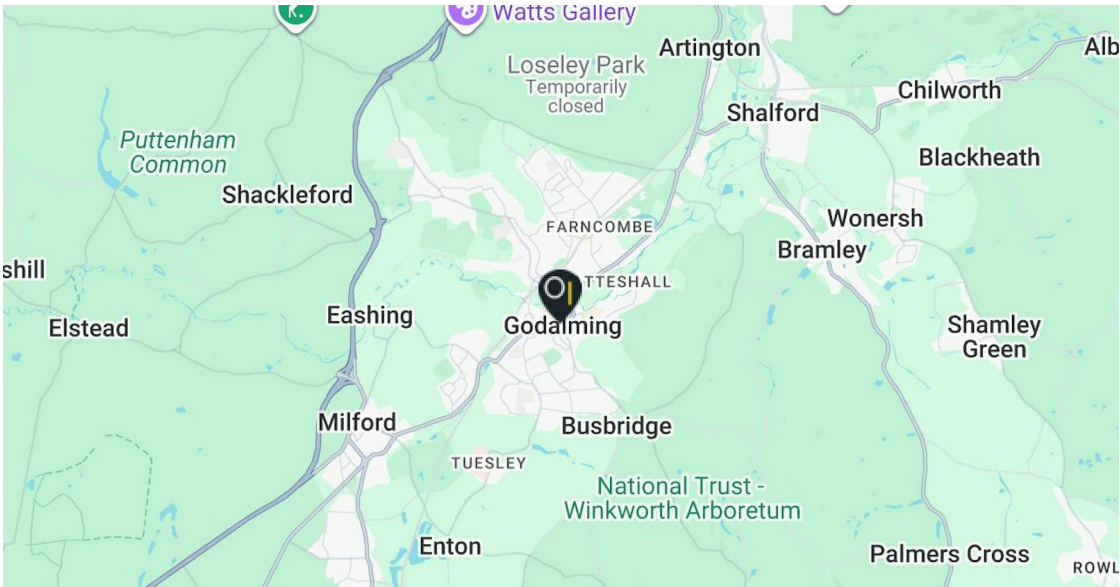
Rateable value: £19,000

EPC

C (75)

Legal costs

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



Contact

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