

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY AGENTS
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BEAUTIFUL PERIOD OFFICES

To Let

at

Top Floor, Fry's Barn,
Bridge Street
Godalming, Surrey
GU7 1HP.

674 sqft (63sqm) with Parking.



DESCRIPTION: The offices are the whole top floor of a 16th Century timber framed former agricultural building, now approaching 500 years of age. Grade 2 listed with many lovely period features, gas central heating, fully carpeted and parking.

SITUATION: Located in the heart of Godalming, 75 yards from Waitrose and Waverley Borough Council main offices. The High Street is about 100 yards and includes a full range of retailers including Robert Dyas, WHSmith's, Boots, EWM, M&Co, Lloyds, NatWest, HSBC etc. Godalming is 4 miles south of Guildford, it has a fast rail service to Waterloo and Portsmouth and easy connections to the motorway network via the A3 trunk road.

2)

ACCOMMODATION: Self contained entire 2nd floor with attractive landing and shared wc and kitchen.

Main Suite: $42/2 \times 14/7 = 613\text{sqft}$.

Plus $9/6 \times 6/5 = 61\text{sqft}$.

Total: 674sqft (63sqm).

TERMS: A new lease/ license is available for a period of years to be agreed.

RENT: £15,000pax. Shared electricity and heating paid on a pro-rata basis.

RATEABLE VALUE: £6,500pa. Full small business rate relief available, nothing to pay.

EPC: Not applicable.

VIEWINGS: By appointment with sole agents.

VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS

WESTWOOD AND COMPANY ON 01483 429393

Website www.westwoodandco.com

Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected

Whilst every care has been taken in the presentation of these particulars intending purchasers should satisfy themselves as to their accuracy. They do not constitute any form of offer or contract.

All negotiations should be conducted through
WESTWOOD AND COMPANY.