

Westwood and Company

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

1 MINT STREET, GODALMING, SURREY GU7 1HE
Tele: 01483 429393

PROMINENT E CLASS PREMISES SUITABLE FOR SMALL RETAIL, OFFICE, GIFT SHOP, BEAUTY SALON ETC.

Unit 1, 6 Bridge Street
Godalming
Surrey
GU7 1HY



DESCRIPTION: An excellent period property dating back to the 17th Century, now offering good retail space with over 15' frontage to Bridge Street. The property is a two storey building, part timber frame under a pitched and tiled roof. The first floor is in residential use. We are advised by the Lessor that the building is not listed it is however in a Conservation Area.

SITUATION: Arguably Bridge Street is a better location than the main High Street because Bridge Street is anchored by a very large Waitrose and also the main Waverley Borough Council office. Additionally nearby traders include Deep Blue Fish & Chips, Trend Dry Cleaners, Banardos, Cook etc. Godalming is a thriving market Town, 4 miles from Guildford, 2 miles from the A3 and has a main line station. Major employers include Waverley Borough Council and Charterhouse School.

2)

ACCOMMODATION:

Shop: 23'02" x 13'09" = 319.92 sqft (29.7sqm).

Plus a small WC facility.

TERMS: A New FRI lease is available for a period of years to be agreed.

RATEABLE VALUE: Should qualify for 100% small business rate relief.

RENT: £12,500pa plus vat if applicable.

Will offer 2 months rent free period upon negotiation of the lease terms.

COSTS: Ingoing tenant will be responsible for their own legal fees.

VIEWING: With sole agents Westwood and Company who hold the keys.

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.

