

Westwood and Company

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

Website: www.westwoodandco.com



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AN OUTSTANDING VICTORIAN STONE BARN TO LET, APPROX. 2264 SQ FT (210 SQ M)

**Ramsden Grange
Hambleton Road
Godalming
Surrey, GU7 1XQ**



THIS BEAUTIFUL VICTORIAN BARN IS AVAILABLE TO LET ON A NEW FULL REPAIRING AND INSURING LEASE, SUITABLE FOR THE FULL RANGE OF CLASS 'E' USES, INCLUDING MEDICAL/EDUCATIONAL AND COMMUNITY USES.

Description:

Ramsden Grange Barn is a very rare example of a Victorian stone barn, using local Bargate stone forming part of the complex of buildings that were once part of the farm buildings for the Busbridge Hall Estate. The mellow stone and Welsh slate roof make for a very attractive combination.

Additionally, there is parking for 25/30 cars depending on the tenants needs.

Situation:

Located on the edge of Godalming town, less than a mile from the High Street, Godalming offers a full range of shopping and leisure facilities as well as a main line station (Waterloo 45 mins). Easy access to Guildford (4 miles) and the A3 trunk road at Compton.

Accommodation:

Description	Measurements	Sq ft/ sq m (approx. measurements)
Ground floor	56'6 x 20	1132 / 105
First floor	56'6 x 20	1132 / 105
Total:		2264 / 210

We understand that 3 phase electricity is insitu, with mains water and shared private drainage.

Outside: Parking for up to 25/30 cars is available subject to negotiations.

Property Type: Leasehold.

Rateable Value: To be reassessed.

EPC Rating: C – valid until 2033.

Terms: A new FRI lease is available on the whole building based on a rental level of £25 psf (we understand no VAT is applicable). The amount of parking may effect the rent agreed. Medium or long term let required.



**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS
WESTWOOD AND COMPANY ON 01483 429393**

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. All negotiations should be conducted through sole agents WESTWOOD AND COMPANY.

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