



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

FLEXIBLE SPACE AVAILABLE FOR A WIDE
RANGE OF USES
1,792 Sq. ft. (166.48 sq. m)

1ST FLOOR, 79-81 HIGH STREET, GODALMING, GU7 1AW

LOCATION

These offices are located on the first floor of 79-81 High Street Godalming, in the prime central part of Godalming's charming High Street. This property is situated between Natwest Bank and Gascoigne Pees Estate Agency, and are situated above Jojo Mamam Bebe and Holland & Barrett health foods.

DESCRIPTION

This property is a three storey terraced building, with separate access from the High Street to the upper floors. An internal staircase leads up to the first floor suite which offers flexible open plan accommodation. It is self-contained with WC's and kitchen within the demise and additional storage/ ancillary space.

This space has been previously used as both a gym and nursery/crèche and benefits from separate access at the rear to a car park demising 4 spaces. Available by way of grant of a new lease on terms to be agreed.

ACCOMMODATION

AVAILABLE	SQ FT	SQ M
1 st Floor	1,792	166.48
Total	1,792	166.48

RENT

£26,500 per annum

RATES

Rateable Value: £17,000

Rates Payable (21/22): £8,347

Eligible for Small Business Rates Relief

EPC

C - 70

LEGAL COSTS

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



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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