

# Westwood and Company

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

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[www.westwoodandco.com](http://www.westwoodandco.com)

 @westwoodandcompany

## LOCK UP SHOP CLASS 'E' USE TO LET

AT  
115 HIGH STREET  
GODALMING  
SURREY  
GU7 1AQ.

**APPROX 668 SQFT (62 SQM) PLUS ONE PARKING SPACE.**



### **DESCRIPTION**

This ground floor shop premises has net internal space of up to 700 sq ft. The shop is in a main retail location, the building is in a prime location in Godalming Town and has excellent visibility. Class E use includes a wider range of different uses for example. Shop, financial professional services (non medical), café, restaurant, office, clinics.

## **SITUATION**

Located in the centre of Godalming opposite the Pepperpot and close to HSBC, Café Nero, Boots, Pizza Express and Enzorsario Hair Salon etc. The property enjoys direct access from the rear to South street car park. Godalming is a thriving centre about 4 miles south of Guildford, Major Employees in the Town are Waverley Borough Council, Charterhouse School etc. The A3 Trunk Road is about 2 miles and the Town is on the main Waterloo to Portsmouth Line (Waterloo approx. 40 mins).

## **ACCOMMODATION**

### **SHOP**

INTERNAL FRONTAGE 13'9

IRREGULAR SHAPE WITH STEP UP TO REAR AREA, REAR ACCESS AND WC FACILITIES PLUS ONE PARKING SPACE.

Shop front: 37'06" x 12'07"= 472.84sqft.

Rear of shop: 26'07" x 7'04"= 195.18sqft.

**TOTAL APPROX. AREA: 668 SQFT (62 SQM).**

### **RENT**

£15,000 pax + VAT if applicable.

### **TERMS**

A new full repairing and insuring lease is available for a number of years to be agreed.

### **EPC**

Rating C-74.

### **RATEABLE VALUE**

£11,500pa. We understand that the shop qualifies for 100% small business rate relief.

**SERVICE CHARGE:** A percentage contribution of actual expenditure.

**COSTS:** Landlord and tenant each pay their own legal costs.

**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.**