

# Westwood and Company

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

1 MINT STREET, GODALMING, SURREY, GU7 1HE. T. 01483 429393

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

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## **OUTSTANDING FREEHOLD PROPERTY WITH VACANT POSSESSION OVER 7000 SQ FT GIA AND 5 PARKING SPACES FOR SALE**

**Baverstock House  
93 -95 High Street  
Godalming  
Surrey, GU7 1AW**



**AVAILABLE FOR THE FIRST TIME SINCE THE 19<sup>TH</sup> CENTURY WE BELIEVE,  
A BUILDING OF OUTSTANDING CHARACTER, ARRANGED OVER THREE FLOORS  
WITH EXTENSIVE HIGH STREET FRONTAGE.**

## **DESCRIPTION**

A fine period building, Grade II listed, formerly an estate agent, surveyor and auctioneers, it now enjoys a multiplicity of uses under the Class 'E' category.

**SITUATION** Located in a premier location in Godalming town centre, nearby traders include Café Nero, Gails, Bet Fred, Boots, Natwest Bank etc. Godalming is a prosperous area with some stand out institutions in town such as Charterhouse School, Waverley Borough Council head office, Godalming College and Priorsfield School. Guildford is four miles, the A3 at Compton 2 miles and the main line station provides rapid services to Waterloo (45 mins) and Portsmouth.

## **ACCOMMODATION**

| Description                                | Approx. measurements in sq ft and sq m |
|--------------------------------------------|----------------------------------------|
| Ground floor front shop/office             | 1316 / 122                             |
| Ground floor former auctioneer's premises. | 2058 / 191.25                          |
| First floor – former auctioneers.          | 1648 / 153.17                          |
| Second floor – former auctioneers          | 1973 / 183.3                           |
| <b>Total approximate area</b>              | <b>6997 / 650.06</b>                   |

## **OUTSIDE**



\*There is parking for approx. 5 cars and loading off Lower South Street.

**RATEABLE VALUE**

Front and ground floor - £38,250.00 pa

Rear former auctioneers - £44,500.00 pa

**PRICE GUIDE**

£1,250,000 STC (no VAT)

**Each party to pay their own legal costs.**

**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS  
WESTWOOD AND COMPANY WHO HOLD KEYS 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.**