

**REFURBISHED
GROUND FLOOR SHOP**

TO LET

approx 545 sq ft (50.64 sq m)

Kingstons

Commercial Property Consultants

01483 572999

www.kingstons.net

*** * AVAILABLE Q1 / 2021 * ***



31 HIGH STREET, GODALMING, SURREY GU7 1AW

- Prominent frontage
- Parking for 2 cars to the rear
- Pay & Display car park nearby
- All uses in the new Class E considered
- Available on new lease
- Open plan retail unit

*Kingstons is the trading name of Kingstons (Guildford) Limited
Registered in England and Wales No. 6204957 at
Wey Court, Mary Road, Guildford, Surrey GU1 4QU
www.kingstons.net*

Location

The property is situated in a busy prominent location on Godalming High Street. Nearby occupiers include Boots Opticians, Cote and Waitrose. Directly opposite the shop is a Pay & Display car park. The parking to the rear of the shop is accessed via Pound Lane.

Description

The ground floor unit is currently undergoing refurbishment and alterations which will be completed during the first quarter of 2021. The ground floor will then provide open plan retail space totalling 545 sq ft.

All potential uses under the new Class E will be considered.

Lease Terms & Rent

The property is available on a new full repairing and insuring lease for a term to be agreed.

We are quoting a rent of **£24,000 per annum exclusive**.

Business Rates

The premises will be reassessed for rates once the alterations have been complete.

Legal Costs

Each party to pay their own legal costs incurred in any transaction.

Energy Performance Certificate

To be provided once the alteration works are completed.



Location Map



Photo of parking access from Pound Lane



Viewing & further information

Strictly by appointment with sole letting agents:

Kingstons
Commercial Property Consultants
01483 572999

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