

REFURBISHED SHOP
with parking to the rear

TO LET

380 sq ft (35.32 sq m)

Kingstons

Commercial Property Consultants

01483 572999

www.kingstons.net



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**
- **Open plan retail unit**
- **Slimline electric heaters**
- **Available on a new lease**
- **Toilet at rear**

*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 & Accommodation

This retail unit has just undergone refurbishment. The ground floor provides an open plan retail area with a small office and separate w.c. to the rear.

Ground floor retail area	297 sq ft	27.57 sq m
Rear office	83 sq ft	7.75 sq m
	380 sq ft	35.32 sq m

There is also a small basement of 147 sq ft with a maximum height of 1.5 m.

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 is being reassessed for Business Rates.

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

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01483 572999

Contact: Peter Bellion

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Whilst these details are believed to be correct, their accuracy is not guaranteed. Interested parties must satisfy themselves with respect to all information provided.

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