

RESTAURANT / BAR

**TO LET**

1,666 sq ft (154.84 sq m)

**Kingstons**

Commercial Property Consultants

01483 572999

[www.kingstons.net](http://www.kingstons.net)



1 HIGH STREET, GODALMING, SURREY GU7 1AZ

- Prominent frontage
- Pay & Display car park to the rear
- A1/A2 uses considered
- Available on new lease
- Adjacent to Cote Restaurant

1,666 sq ft (154.84 sq m) NIA

*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  
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## Location

The property is situated in a busy prominent location on Godalming High Street at the junction with Bridge Street and Wharf Street. Nearby occupiers include Boots Opticians, Cote and Waitrose. There is a Pay & Display car park to the rear of the property, accessed via Crown Court and Godalming station is approximately half a mile away.

## Description

The property is currently arranged mainly open plan with male and female toilets to the rear.

## Accommodation

Measured on a net internal basis providing the following areas:-

Ground floor sales	918 sq ft	85.28 sq m
Upper rear level	629 sq ft	58.48 sq m
Storage	119 sq ft	11.08 sq m
<b>Total</b>	<b>1,666 sq ft</b>	<b>154.84 sq m</b>

## 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 **£30,000 per annum exclusive**.

## Business Rates

According to the Valuation Office website the Rateable Value is £20,000 described as Wine Bar & Premises. The Uniform Business Rate (2020/2021) of 49.9 p in the £ will apply. Further information can be obtained by contacting Guildford Borough Council Valuation Office (Tel: 0330 123 0081).

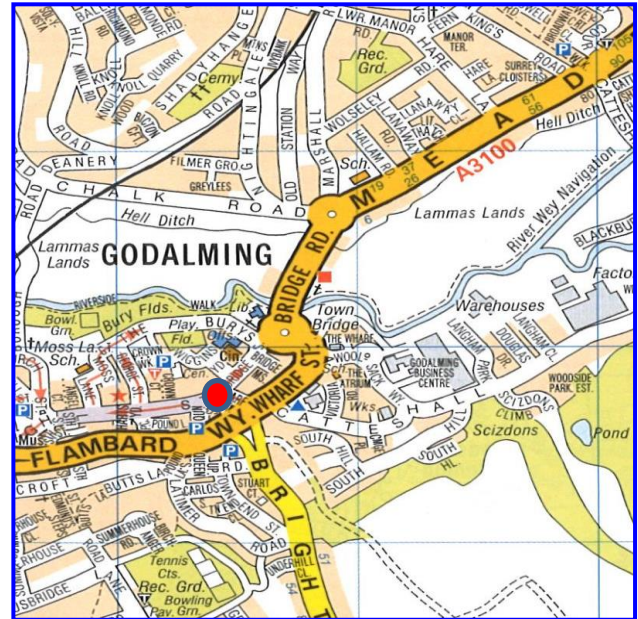
## Legal Costs

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

## Planning

The ground floor has Planning for A3 (Restaurants & Cafes) for the sale of food and drink for consumption on the premises. Alternative uses may be considered, subject to planning.

## Location Map



## Photo of access from rear



## Energy Performance Certificate

Not required as listed building.

## Viewing & further information

Strictly by appointment with sole letting agents:

**Kingstons**

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