



**TO LET**  
**RETAIL UNIT**  
3,304.50 SQ FT / 307 SQ M  
Owen Isherwood 01483 300176  
CHARTERED SURVEYORS

89 JEWELLERY

SEEKING ARTISANS FOR SHARED RETAIL SPACE! GODALMING JEWELLERY

Are you a:

- Painter
- Potter
- Sculptor
- Jeweller
- Weaver
- Tailor
- Seamstress

Looking for a shared retail space? Once open, we will be seeking artists and retailers of all kinds to share and contribute towards the display and shopping space.

Enquiries: [ash@owenishered.com](mailto:ash@owenishered.com)

Owen Isherwood  
CHARTERED SURVEYORS

**TO LET**

**CHARACTER RETAIL UNIT**

1,987 sq. ft – 3,304.50 sq. ft (184.60 sq. m - 307 Sq m)

**87 HIGH STREET, GODALMING, GU7 1AP**





- Prominent High Street Location
- E Class Unit
- Attractive Character Building



## LOCATION

87 High Street was formerly trading as Barclays Bank and is in a popular location within the prime section of Godalming High Street. Adjoining occupiers include Gails Bakery, Esquires Coffee, Holland & Barrett, HSBC, Boots and Superdrug. Godalming's mainline train station is within 5 minutes walking distance with regular services to both London Waterloo and Portsmouth Harbour.

## DESCRIPTION

The accommodation is formed of a large open plan retail area on the ground floor, with partitioned offices and a bank vault to the rear, with the upper parts accessed via an internal staircase on the right-hand side. The first floor is mainly open plan office space, with kitchen and WC's to the rear. The second floor is formed of additional office space split into several suites. Internally, the ground floor has been stripped out ready to provide a white box finish for the incoming occupant.

## ACCOMMODATION

Ground Floor	184.60 sq m	1,987 sq. ft
First Floor	77.2 sq m	831 sq. ft
Second Floor	45.20 sq m	486.50 sq. ft
<b>Total</b>	<b>307 sq m</b>	<b>3,304.50 sq. ft</b>

## TERMS

A new lease is available with terms to be agreed.

## EPC

D - 90

## RENT

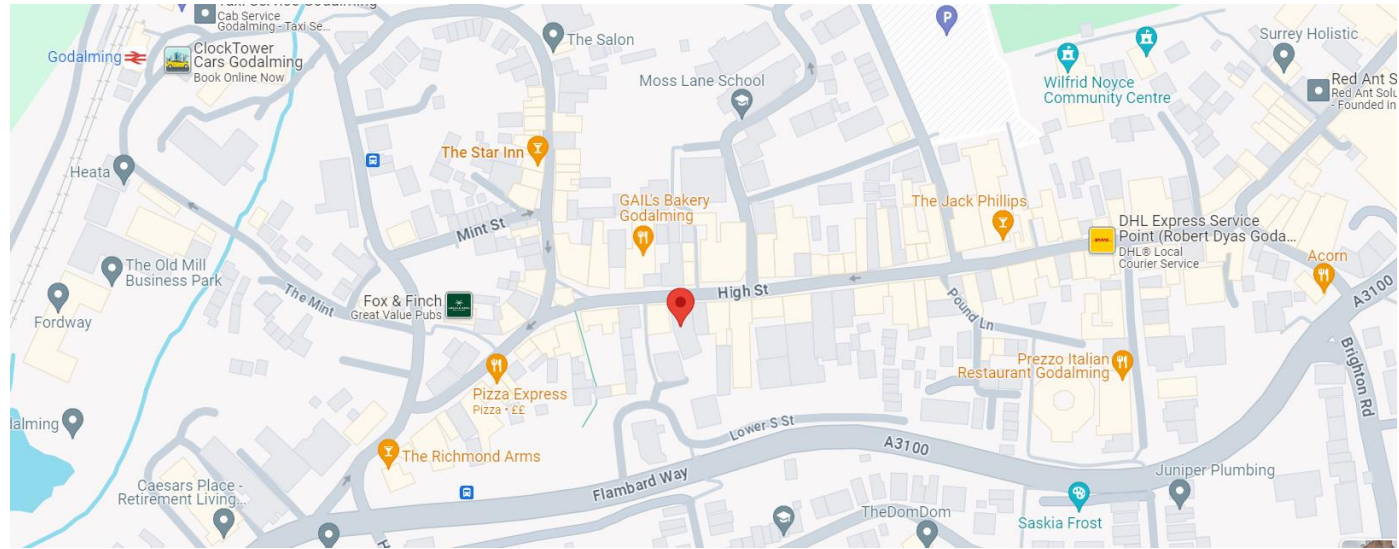
£45,000 – Ground Floor Only  
£60,000 for whole

## RATES

Rateable Value (23/24) - £61,000  
Rates Payable - £31,232 per annum

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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## CONTACT

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