

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY AGENTS
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CLASS E GROUND FLOOR PREMISES TO LET/ MIGHT SELL

at
4 Market Mews
Great George Street
Godalming, Surrey
GU7 1GN.



APPROX 770 sq ft (71.55 sq m)
**One Parking Space Available with Electric Charging Point Directly
Opposite the Property**

DESCRIPTION: A class E premises in the heart of Godalming Town Centre now available to rent/might sell, on a recent development opposite Crown Court Car Park, the Town's main car park. Features include interesting curved walls, full lighting already fitted and several display, natural light windows.

SITUATION: Located in a central area, formerly the Market site, Unit 4 is about 75 yards from Godalming High Street, nearby traders include, Fat Face, Snappy Snaps, Weatherspoons, Lloyds Bank, Tony and Guy and many other local and national traders. Godalming is a thriving Town, with easy access to Guildford (4 miles) and the A3 trunk road linked to the motorway network. Major employers in the Town include Waverley Borough Council and Charterhouse School.

2)

ACCOMMODATION:

Approx 46ft 8ins(max) x 22ft 5 ins(max)...net area approx 770sq ft (71.55sq m), plan attached

Terms:

A new full repairing and insuring lease is available for a number of years to be agreed.

RENT:

£18,000pax (no vat we understand).

Sale price on application

RATEABLE VALUE:

£9,500pa, so this qualifies for 100% small business rate relief.

EPC:

Commissioned.

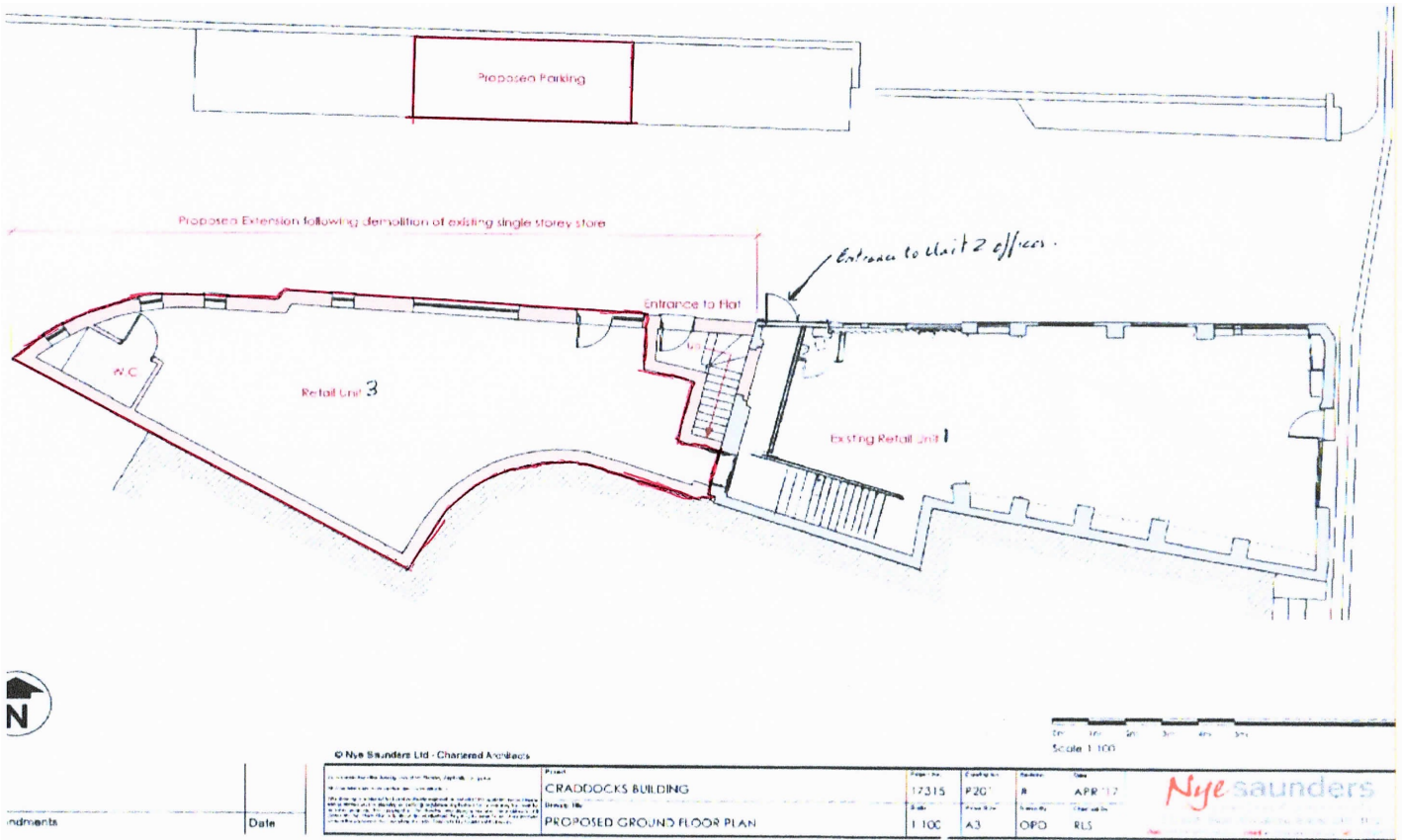
VIEWINGS:

With sole agents.



PTO....

3)



**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS
WESTWOOD AND COMPANY ON 01483 429393**

Website www.westwoodandco.com

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

Whilst every care has been taken in the presentation of these particulars intending purchasers should satisfy themselves as to their accuracy. They do not constitute any form of offer or contract.

All negotiations should be conducted through
WESTWOOD AND COMPANY.

