

# Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,  
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY AGENTS

1 MINT STREET, GODALMING, SURREY GU7 1HE  
TEL: 01483 429393 www.westwoodandco.com

## HOT FOOD TAKEAWAY PREMISES TO LET

AT  
138 High Street  
Godalming, Surrey, GU7 1AB.



**\*APPROX: 560SQFT (52sqm)**  
**Rear Access and includes Parking for Scooters/Bikes**

### **DESCRIPTION**

Recently built very prominent premises with full A5 consent, some outside space, lower ground floor storage and direct access to the main road and Waverley Borough Council car park.

### **SITUATION:**

Located in a prominent position fronting station road and opposite Dominos. Features include high foot fall from Godalming College students who walk past the property on their way from Godalming station to college. Godalming is a thriving Town, main employers include Waverley Borough Council, Godalming College and Charterhouse School. Guildford is 4 miles north and the A3 is about 2 miles giving access to the M25 at junction 10.

2)

**ACCOMMODATION:**

Shop/Takeaway: 440sqft.

Lower Ground floor storage: approx. 120sqft.

Total: 560sqft (52sqm).

There is some space at the front of the property and on the lower ground floor there is parking for delivery scooters etc.

3 phase electricity and 40mm gas supply on site.

**TERMS**

A New FRI lease is available for a period of years to be agreed.

**RENT:**

£20,000pax + vat.

**RATEABLE VALUE:**

£13,750pa. Small business rate relief is available.

**EPC:**

B. Valid to 2031.

**Legal Costs**

**Landlords legal costs paid by the ingoing tenant**

Under the 1979 Estate Agents Act John Westwood declares an interest in this property.

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

Website [www.westwoodandco.com](http://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