

E (Commercial, Business and Service), Office, Retail

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



106-108 High Street

Godalming, GU7 1DW

**Class E unit situated on
Godalming High Street
suitable for a range of uses**

2,344 sq ft

(217.76 sq m)

- Centrally located on Godalming High Street
- Suitable for a range of Class E uses
- Rear courtyard and access
- WC and kitchen provision throughout
- To be refurbished

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Summary

Available Size	2,344 sq ft
Rent	£38,500 per annum
Rates Payable	£23,577.75 per annum Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Rateable Value	£47,250
EPC Rating	Upon Enquiry



Description

The accommodation is set out over ground and first floors, accessed via a communal entrance on Godalming High Street. The unit is suitable for a range of Class E uses. The unit provides WC and kitchen facilities on each floor, and also benefits from a rear courtyard. The unit is due to be comprehensively refurbished by the landlord.

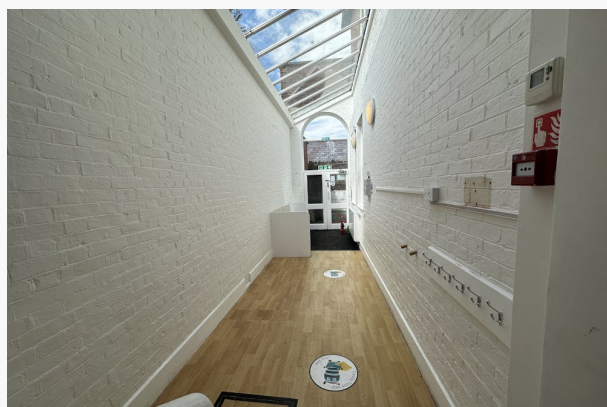
Location

The property was formerly trading as Bright Horizons Day Nursery and is situated in a popular location within the prime section of upper Godalming High Street. Adjoining occupiers include several banks, Caffè Nero, Holland & Barrett, Boots and Superdrug. Located at the top of the High Street, the unit is positioned very well to accommodate a range of uses. Godalming's mainline train station is within 5 minutes walking distance with regular services to both London Waterloo and Portsmouth Harbour.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,229	114.18
1st	1,116	103.68
Total	2,345	217.86



Terms

A new lease is available directly from the landlord, for a term to be agreed. Rent is exclusive of VAT, service charge, business rates and utilities.

Legal Costs

Each party to be responsible for the payment of their own legal fees incurred in the letting.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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