

INVESTMENT OPPORTUNITY FOR SALE

28 Church Street • Godalming • Surrey • GU7 1EW

FREEHOLD

PROMINENT FREEHOLD INVESTMENT TOWN CENTRE LOCATION *334 sq ft (31.4 sq m) approx.*



LOCATION:

The subject property is situated in Church Street in the heart of Godalming Town Centre being well located in the heart of the town, close to Sainsbury's and Waitrose and an assortment of other retail stores in close proximity whilst Godalming mainline railway station is within a 2 minute walk of the property. Godalming is a prosperous town in the county of Surrey and is located approximately 30 miles south west of Central London and 4 miles south of Guildford. Godalming mainline station is within ½ mile and provides a regular service to London (Waterloo) in approximately 50 minutes. Ample leisure facilities are nearby whilst a modern leisure sports complex is located at Charterhouse.

DESCRIPTION:

The premises are arranged over ground floor only and are presently occupied by a ladies Hairdressing Salon and comprises a main salon area together with ancillary Stores/Kitchen and WC facilities. In total the accommodation extends to some 350 sq ft approx. The property is of bargate stone construction beneath a flat roof with part tile hanging to the upper section, single glazed windows and a solid floor with a tiled floor covering, walls are plastered and painted whilst lighting is via recessed panels forming part of a suspended ceiling grid. The property benefits from good natural light and a floor to ceiling height of 2.50m approx.

RETAIL INVESTMENT

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ACCOMMODATION:

(all areas are approximate unless otherwise stated).

Main Salon area	23.24 sq m (250 sq ft)
Rear Salon area -	7.80 sq m (84 sq ft)
Kitchen	5.46 sq m (59 sq ft)
WC facilities	Not measured.
Total	31.04 sq m (334 sq ft)

LEASE TERMS:

The property is held by way of a Full Repairing and Insuring lease dated 22nd November 2017 expiring 23rd June 2027 drawn between Zadie Annette Rosemary Caudle and originally, Malanes Ltd (Co No 6759309) together with a Surety – Kelly Mary Reeves. The property is currently subject to a rent payable figure of **£6,000.00 per annum** subject to further review on the 24th June 2026.

The lease permits assignment or sub-letting (as a whole) subject to conditions. The use of the property is Ladies and Gentlemen's Hairdressers including the sale of cosmetics and such other uses within class A1 provided that the demised premises shall never be used as a café or Restaurant or otherwise for the sale of food or drink. The Lease has been drawn inside the Security of Tenure provisions of the 1954 Landlord & Tenant Act (secs. 24-28).

EPC: Upon Application.

TOTAL INCOME: £6,000.00 per annum excl.

PRICE: We are seeking **£185,000.00 for the Freehold interest** subject to the existing lease.

VAT: VAT will not apply to the transaction.

RATES: Waverley Borough Council.

LEGAL COSTS: Each party to bear their own Professional and Legal Costs.

VIEWING: Strictly by prior appointment through the **Sole Agents:**



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NOTE:

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