

## ATTRACTIVE AND WELL LOCATED TOWN CENTRE OFFICES + PARKING

(GROUND FLOOR)

*645 sq ft (60 sq m) approx. with 2 x car parking spaces*

**TO LET (NEW LEASE)**



**1 WEY BARN • 22 HIGH STREET • GODALMING • SURREY • GU7 1AN**

**LOCATION:**

The property is situated in The Kings Arms & Royal Hotel yard a few yards off the main High Street in the heart of Godalming town centre, convenient for local shopping facilities and amenities. Godalming is an attractive market town situated approximately 4 x miles southwest of Guildford and provides a good mix of multiple and local traders.

Road communications are good with the A3, via the B3000, some 3 miles away whilst the M25 (Junction 10 – Wisley) is some 12 miles distant; Godalming main line station is within ¼ mile and provides a regular service to London (Waterloo) in approximately 40 minutes.

**Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU**

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**ACCOMMODATION:** (All areas are approximate.)

The available accommodation comprises ground floor office accommodation with a mixture of exposed stone floors and carpeting, exposed timbers and feature fluorescent lighting. The offices extend to 645 sq ft approx in a 2-storey self-contained building, in a terrace of 3. The premises also benefit from a well-appointed kitchen wall mounted radiators and WC facilities plus 2 x parking spaces.

**LEASE:** The premises are available by way of a new lease for a term to be agreed.

**RENT:** **£15,000.00 per annum (£1,250.00 pcm).**

**SERVICE CHARGE:** A nominal sum will be levied for cleaning of the car parking and external areas and a contribution towards Building Insurance.

**VAT:** The outgoings and rental figure referred to within these details do not include VAT, which may be payable.

**BUSINESS RATES:** Rateable Value: £9,400.00  
**Rates payable: £4,690.00**

**NOTE:** Subject to status, applicants may qualify for 100% Business Rates Relief.

**LEGAL COSTS:** Each party to bear their own professional and legal costs.

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



Rod Walmsley  
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**NOTE:**

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