



OFFICE/
RESIDENTIAL

Voted Best Commercial Agency – Surrey Property Awards 2012

CHARACTER BUILDING OFFICE/RESIDENTIAL

3,735 sq ft (347 sq m) Gross

FREEHOLD FOR SALE



46 BRIDGE STREET

GODALMING • SURREY • GU7 1HL

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

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46 BRIDGE STREET

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LOCATION:

The premises are located in Godalming Town Centre, approximately 25 yards from the High Street.

Godalming benefits from a variety of shops, restaurants, and communications. The railway station is approximately 0.75 miles distant and provides regular services to London (Waterloo) in approximately 45 minutes. The A3 via the B3000, is approximately 3.0 miles distant and links to M25 Orbital Motorway. Heathrow and Gatwick airports are approximately equidistant from the property.

DESCRIPTION:

The premises were formerly a listed red brick Victorian Town House converted many years ago into separate small office accommodation.

ACCOMMODATION:

(All areas are NIA and approx.)

Basement Storage – not measured

Ground Floor 1,119 sq ft (103.96 sq m)

Office 1 19' 0" x 12' 6"

Office 2 19' 0" x 12' 6"

Office 3 19' 0" x 26' 0"

Office 4 12' 0" x 12' 6"

W/C facilities, kitchenette, storage, rear courtyard

First Floor 653 sq ft (60.66 sq m)

Office 5 19' 0" x 32' 6"

Kitchenette 35 sq ft (3.30 sq m)

W/C/ - Cloakroom plus separate bathroom

Second Floor 428 sq ft (39.71 sq m)

Office 6 15' 0" x 28' 6"

Outside Small Courtyard only, given over to paving

Total 2,200 sq ft (204.39 sq m) NET

3,735 sq ft (347.0 sq m) GROSS

AMMENITIES:

- Gas central heating throughout
- Kitchen and separate kitchenette
- Male/female w.c. facilities
- Ample power points
- Strip & spot lighting
- Good natural light
- Carpeted throughout

TENURE:

Freehold

PRICE:

Offers in excess of **£500,000.00 - Freehold**

RATES:

Rateable Value: £21,525.00

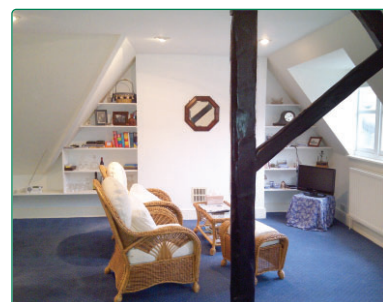
Rates Payable: £10,375.05 approx. for the year 2014/2015

VAT:

The property is not elected for VAT

VIEWING:

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



Andrew Russell or Rod Walmsley
andy@gascoignes.com *rod@gascoignes.com*

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