

FOR SALE

(Long Leasehold plus Share of Freehold)

10a Church Street • Godalming • Surrey • GU7 1EH

CLASS 'E'

**PROMINENT CLASS 'E' PREMISES
TOWN CENTRE LOCATION
*29.10 sq m (313 sq ft) approx.***



LOCATION:

The subject property is situated in Church Street in the heart of Godalming Town Centre. Godalming is a prosperous town in the county of Surrey and is located approximately 30 miles south west of Central London, 23 miles southeast of Reading and 4 miles south of Guildford. Godalming mainline railway station is within 2 x minutes' walk of the property and provides regular services to London (Waterloo) and Portsmouth. Road communications are good with access to the A3 (Portsmouth Road) some 2 miles distant and hence fast access to Guildford and the M25 (junction 10 at Wisley) some 8 miles beyond.

DESCRIPTION:

No 10a is presently vacant being arranged on ground floor only and extending to some 300 sq ft of retail/commercial floorspace space in addition to ancillary storage/potentially kitchenette space and WC facilities to the rear.

RETAIL

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ACCOMMODATION:

(all areas are approximate unless otherwise stated).

Ground floor

Sales/Display/Offices area (front)	21.94	sq m
Rear (left)	4.16	sq m
Lobby	3.00	sq m
WC facilities		
Total	29.10	sq m (313 sq ft)

EPC: Upon Application.

PRICE: We are seeking **£110,000.00** for the long leasehold interest and ultimately a share of the Freehold title.

VAT: VAT will not apply to the transaction.

RATES: Authority: Waverley Borough Council.

Description: 'Shop & Premises'

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Rateable Value: £7 000.00 (£7 900.00 from 1/4/2026)

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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