

*Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015*

## PROMINENT GROUND FLOOR RETAIL PREMISES TO LET

*500 sq ft approx*



### 120 HIGH STREET

GODALMING • SURREY • GU7 1DJ

#### LOCATION:

The property is situated in An excellent location, close to the Pepper Pot and many multiple retailers and within 50 metres of two of the Town's main car parks. The main-line railway station is within 10 minutes-walk, with fast regular and direct trains to London Waterloo. Godalming High Street features numerous multi-national and independent retailers, together with a wealth of restaurants and national coffee shops.

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

T: 01483 538131 F: 01483 557549

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# 120 HIGH STREET

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- DESCRIPTION:** The double-fronted ground floor lock-up shop premises are located in an excellent trading location, close to all amenities and available to be let as from 25 December 2018
- ACCOMMODATION:** The property currently comprises the following accommodation. Please note that the sizes quoted are approximate:
- Retail:** Approx: 360 sq ft  
**Internal Store:** Approx: 120 sq ft  
**WC/Cloak:** Not Measured
- TENURE:** The premises are offered on new lease with flexible terms to be agreed.
- RENT:** **£15,000.00** per annum exclusive.
- VAT:** The premises are not elected for VAT.
- LEGAL COSTS:** Each party to bear their own professional and legal costs.
- BUSINESS RATES:** Rateable Value: £10,000.00  
Rates Payable: **£4,800.00 per annum for the current 2018/19 financial year**  
**NB Small Business Rate Relief may apply subject to status**
- VIEWING:** The premises are available to view strictly by prior appointment through the **Sole Agents:**



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

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**NOTE:**

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.