



**RETAIL/OFFICES**

## PROMINENT RETAIL/OFFICE PREMISES ONLY AVAILABLE DUE TO RE-LOCATION **TO LET**

*Ground Floor Approx: 865 sq ft plus  
Full Head-Height Basement Approx: 520 sq ft*



**13-15 WHARF STREET • GODALMING • SURREY • GU7 1NN**

**LOCATION:** The property is situated in a good secondary trading location with high visibility close to the main car park at Crown Court and within a 15 minute walk of the railway station connecting London Waterloo/Portsmouth main line services. Godalming High Street is within close proximity featuring numerous multi-national and independent retailers, together with a wealth of restaurants and national coffee shops. Waitrose supermarket is very close by with additional free short-term car parking facilities.  
*The premises are only available due to our client (Seymours) moving to much larger premises in Godalming High Street.*

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

**T: 01483 538131**

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## 13-15 WHARF STREET • GODALMING • SURREY • GU7 1NN

### DESCRIPTION:

The double-fronted premises are exceptionally well fitted out and currently provide two separate office/retail areas with their own individual entrance reception doors off Wharf Street, together with a small office and storage area to the rear leading to staircase access down to a full head-height basement functional area.



### ACCOMMODATION:

The property currently comprises the following accommodation. Please note that the sizes quoted are approximate:

**Office 1:** 23'9" x 13'4" (7.24m x 4.06m)

**Office 2:** 21'5" x 18'2" (6.52m x 5.54m)

**Rear Office:** 13'9" x 13'6" (4.19m x 4.11m)

**Store:** 9'0" x 10'10" (2.75m x 3.30m)

**Staff:** 9'6" x 10'10" (2.88m x 3.30m)

**Basement:** 12'7" x 12.5" (3.83m x 3.78m)

*plus:* 20'6" x 13'3" (6.25m x 4.04m)

**Ground Floor Net Internal:** 865 sq ft

**Basement Net Internal:** 517 sq ft

2 x WC/Cloakrooms: Not Measured

The premises benefit from air conditioning/comfort cooling throughout, with hot water to the two W/C Cloakrooms/kitchen sink unit provided by way of an electric water heater.



The premises although well suited to a destination retailer, would also appeal to an office user, financial Institution, accountancy, architectural practice or similar.

Current planning use is A2 (Financial) and there would be no need for a change of use to A1 (Retail). Other uses may be granted by the local authority, subject to Landlord consent.

### TENURE:

The premises are offered on the basis of an assignment of the existing lease, or a new lease with flexible terms to be agreed.

### LEGAL COSTS:

Each party to bear their own professional and legal costs in any proposed transaction.

### RENT:

**Upon application.**

### BUSINESS RATES:

Rateable Value: £17,000.00.

**Rates Payable: Current Rates 'Holiday' until the new 2021 Financial Year.**

### VAT:

The premises are elected for VAT.

### VIEWING:

Strictly by prior appointment through **Sole Letting Agents:**



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

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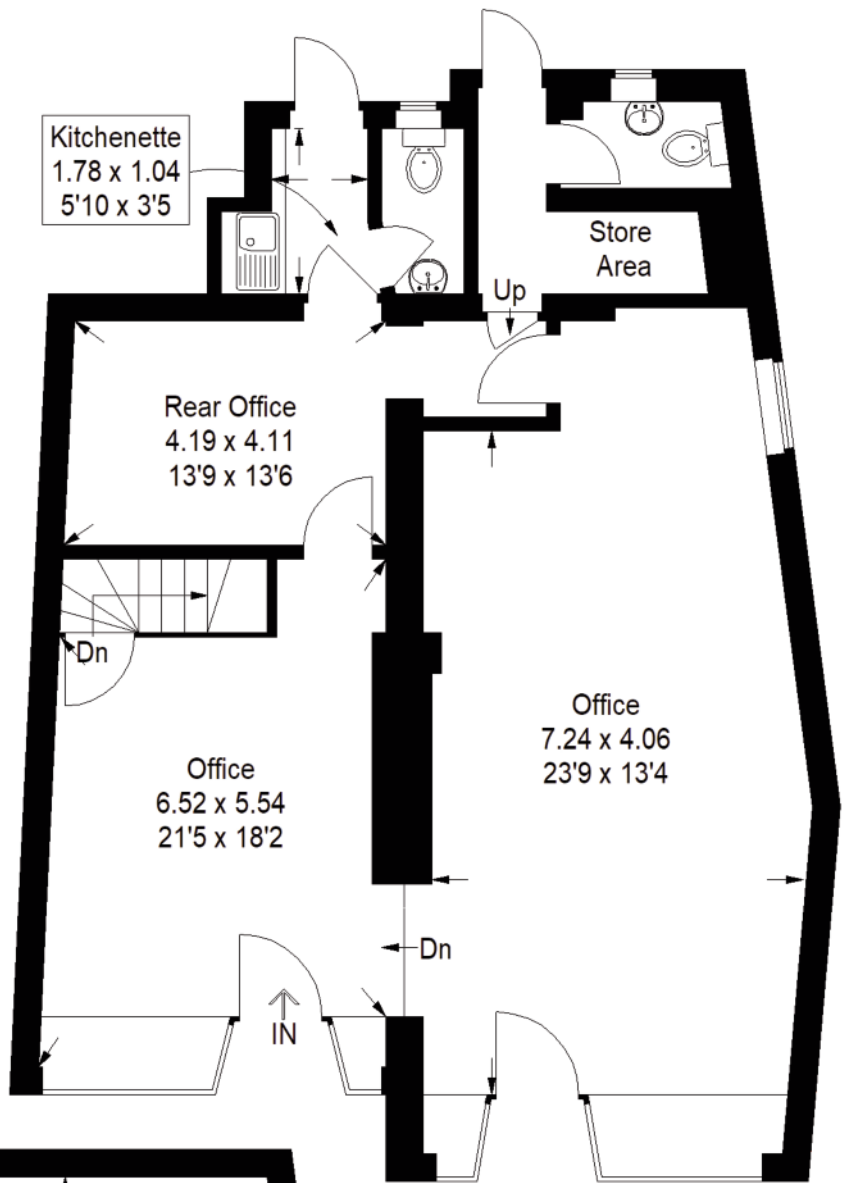
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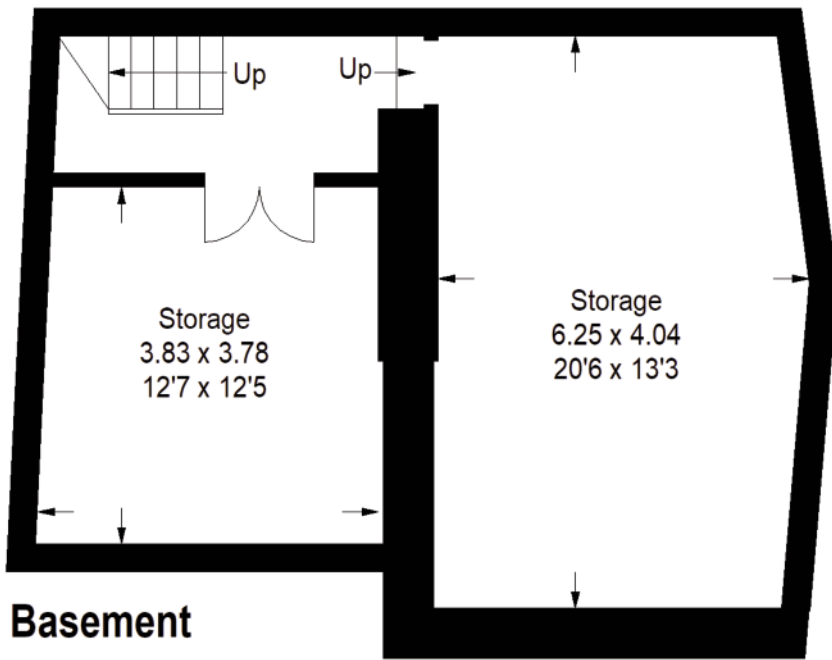
# 13-15 Wharf Street, Godalming



Approximate Gross Internal Area  
 Basement = 48 sq m / 517 sq ft  
 Ground Floor = 80.4 sq m / 865 sq ft  
 Total = 128.4 sq m / 1382 sq ft



**Ground Floor**



**Basement**

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

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