

RETAIL INVESTMENT

For Sale

29 High Street • Godalming • GU7 1AU

Godalming is a prosperous and attractive Surrey market town with a population of approx. 21,800 situated some 4 miles south-west of Guildford and 37 miles south-west of London.

The A3 trunk road is nearby via B3000 which provides dual carriageway access to London and the coast as well as the M25 and the national motorway network.

Godalming station provides a regular commuter service to London Waterloo with a journey time of 45 minutes.

LOCATION:

The attractive Grade II listed property is situated in a prominent position on the south side of the semi-pedestrianised High Street opposite Crown Walk which provides the entrance to the main shopper's car park.

The property occupies a strong trading location close to a number of multiple retailers including Robert Dyas, Vision Express, Boots and Toni & Guy.

DESCRIPTION:

The property comprises a lock up shop with separately owned first and second floor flat forming part of a parade of shops of brick built construction with pitch tiled roofs. The shop has the benefit of access from the rear service road.

The approximate floor areas are as follows:-

Gross Frontage	15'	4.57 m
Net Frontage	12' 5"	3.79 m
Internal Width	13' 7"	4.14 m
Shop Depth	55' 8"	16.96 m
Sales Area	585 sq ft	54.35 sq m
Rear Store	100 sq ft	9.29 sq m
Sales ITZA	422.25 units	

TENANCY:

The premises are leased to Catwalk (Godalming) Limited with a surety from Mr R A Trendle and Mrs E H Trendle on an effectively full repairing and insuring basis for a term of 10 years from 29th September 2014 subject to an upward only rent review at 29th September 2019 at a rental of £22,000.00 per annum.



The tenants have the right to determine the lease on 29th September 2019 subject to no less than 6 months formal notice.

The first and second floor flat is held on a 125 year ground lease at a rental of £150.00 per annum.

The total income is £22,150.00 per annum.

TENURE:

The premises are to be sold Freehold subject to the occupational lease and the ground lease.

COVENANT:

Catwalk (Godalming) Ltd trading as Catwalk are an established fashion boutique business trading for over 15 years in Godalming and the company have also been trading in Guildford since 2011.

See www.thegateboutique.co.uk

PRICE:

Offers in excess of **£300,000.00** for the benefit of the Freehold interest of the entire property to reflect a net initial yield of approximately 7.05% after usual costs of purchase of 4.80%.

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VAT:

The property has been elected for VAT and therefore VAT will be payable on the purchase price.

EPC:

The EPC is available upon request.

VIEWING:

Strictly by prior appointment through the **Joint Sole Agents**.



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