

**TO LET (NEW LEASE)**

SHOP/OFFICE

400 sq ft (37 sq m) approx



**‘JOHNSONS’ • CROSSWAYS • PETWORTH ROAD • WITLEY • SURREY • GU8 5LZ**

**LOCATION:** The premises are situated on the main Petworth Road (A283) in the village of Witley, being a short distance from Godalming ( 4 miles) whilst being some 2 miles from the Milford junction of the A3 (London to Portsmouth Road).

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

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**DESCRIPTION:** The premises are presently arranged to provide ground floor Shop/Office accommodation extending to some 250 sq ft with ancillary/storage accommodation on the first floor proving some 142 sq ft together with WC facilities.

<b>ACCOMMODATION:</b> (areas are approx.)	Sq ft
Shop/Office	250
First floor ancillary - store/kitchen/WC	142
<b>Total</b>	<b>392</b>

**TERMS:** The premises are available **To Let** by way of a **New Lease**, for a period to be agreed.

**RENT:** **£10,000.00 per annum.**

**VAT:** VAT is not applicable.

**LEGAL COSTS:** Each party to bear their own legal costs.

**BUSINESS RATES:** **£5,200.00/enquiries to Waverley District Council.**

NOTE: Prospective occupiers may benefit from 100% Business Rates relief subject to status.

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



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

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