

TO LET (NEW LEASE)
SHOP/SHOWROOM ACCOMMODATION
613 sq ft (57 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).

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DESCRIPTION: The premises are presently arranged to provide ground floor Retail/Showroom accommodation extending to some 471 sq ft with ancillary/storage accommodation on the first floor proving some 142 sq ft together with WC facilities.

ACCOMMODATION: (areas are approx)	Sq ft
Ground floor Retail/Showroom	471
First floor ancillary - store/kitchen/WC	142
Total	613

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

RENT: **£12,000.00 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

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

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

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