



HSBC  UK

Bright Horizons
Day Nursery and Preschool

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brihorizons.co.uk

Owen
Isherwood
CHARTERED SURVEYORS

TO LET

GROUND FLOOR RETAIL UNIT
2,059 Sq. ft (191 Sq m)

110 HIGH STREET, GODALMING, GU7 1DP

LOCATION

110 High Street was formerly trading as HSBC and is in a fantastic location adjacent to the 'Pepper Pot' at the top of the High Street. The premises are visible from several viewpoints as it benefits from a slight corner frontage. Adjoining occupiers include Caffè Nero, Holland & Barrett, Boots and Superdrug as well as several independent operators. Godalming's mainline train station is within 5 minutes walking distance with regular services to both London Waterloo and Portsmouth Harbour.

DESCRIPTION

The accommodation is currently laid out as a traditional ground floor banking premises with a smaller sales area to the front, customer meeting rooms in the middle and a larger office area to the rear. The premises will be reinstated to a more open plan floorplate by the outgoing tenant which can then accommodate a multitude of uses. The rear of the premises also benefits from a light well, which allows natural light to flood the premises and there is ample LED lighting throughout the retail floor.

TERMS

A new lease is available with terms to be agreed.

EPC

TBC

RENT

£45,000 per annum

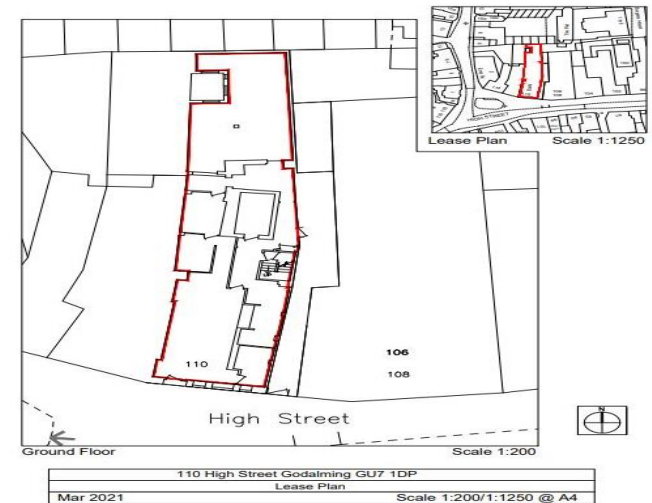
RATES

Rateable Value: £38,125.68 (estimated)

Rates Payable: £19,215.34

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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