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GG GRANDMASTER GRILL

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CHARTERED SURVEYORS

TO LET

"E" CLASS RETAIL UNIT
721 sq. ft. (67 sq. m)

7A FARNCOMBE STREET, FARNCOMBE, GODALMING, SURREY GU7 3BA

LOCATION

The subject property is located in the center of Farncombe village a peripheral settlement of Godalming with Bramley 2 miles to the East and Guildford centre 3.5 miles North. The shop is located within a parade of shops on Farncombe Street with residential units above. It is a short distance from Farncombe station (350ft) with services to London Waterloo and Portsmouth Harbour.

DESCRIPTION

The unit is comprising a ground floor retail unit currently laid out as a retail/seating area to the front and a kitchen/prep area to the rear with a stud partition wall. The unit has solid concrete floors with a vinyl finish, painted walls with cladding, fluorescent tube lighting and an aluminium single glazed shop frontage. There is evidence of previous extraction that has been removed but this could be reinstated.

ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Total	721	67

TERMS

Available on a new lease with terms to be agreed.

RENT

£16,500 per annum

RATES

Rateable Value: £8,800

Rates Payable (20/21): £4,391.20

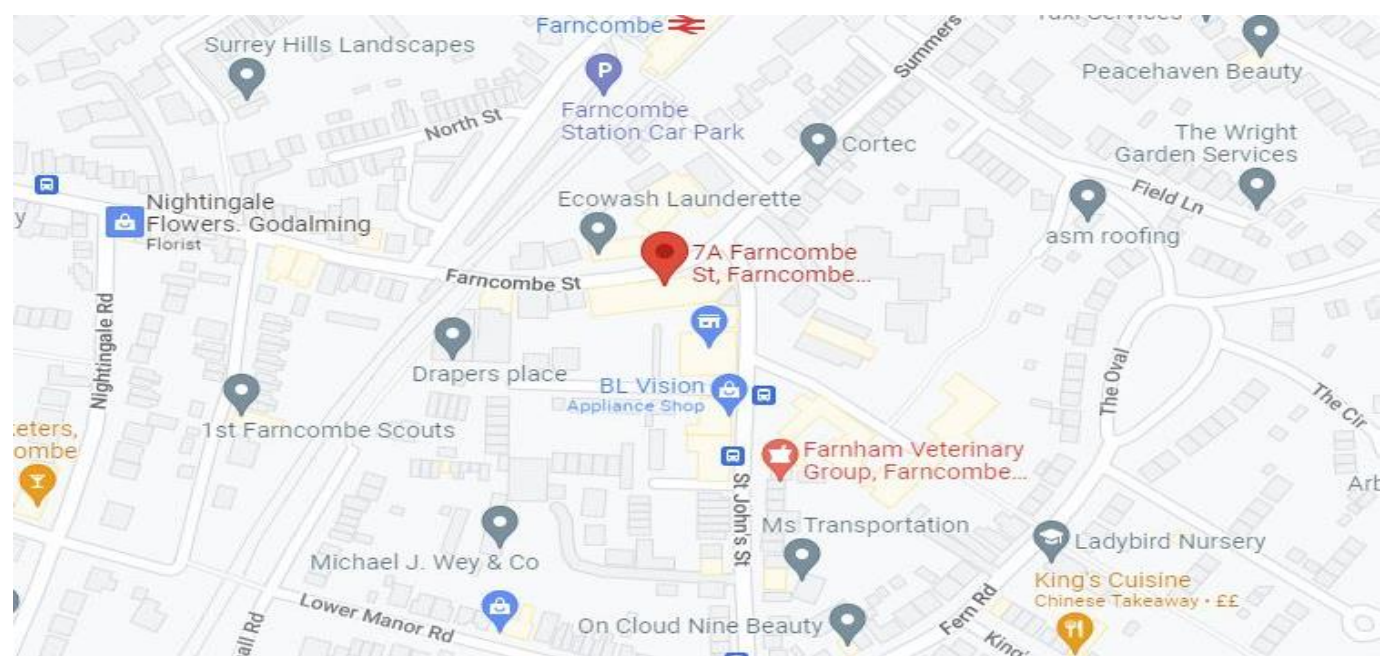
100% Small Business Rates Relief should apply for eligible occupiers.

EPC

TBC

LEGAL COSTS

Each party to bear their own legal costs.



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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