



## Location

The property is located approximately 1 mile away from the A3 and within walking distance from Godalming mainline station, providing direct links to Guildford/London to the North and Portsmouth to the South. The unit itself is central within Godalming, within close walking distance of Crown Court Car Park and local retailers.

## Description

A first floor yoga studio within the enclosed Angel Court retail offering in central Godalming. Entrance to the studio is through the local deli, located on the first floor and being an open space with natural light coming in from both sides. A small stage is fitted at the front, with additional storage also available.

## Accommodation

| Name               | sq ft | sq m  |
|--------------------|-------|-------|
| 1st - Studio       | 636   | 59.09 |
| 1st - Raised Stage | 74    | 6.87  |
| 1st - Storage      | 66    | 6.13  |
| Total              | 776   | 72.09 |

## Terms

New Lease

## Rent

£12,000 per annum

## Rates & Charges

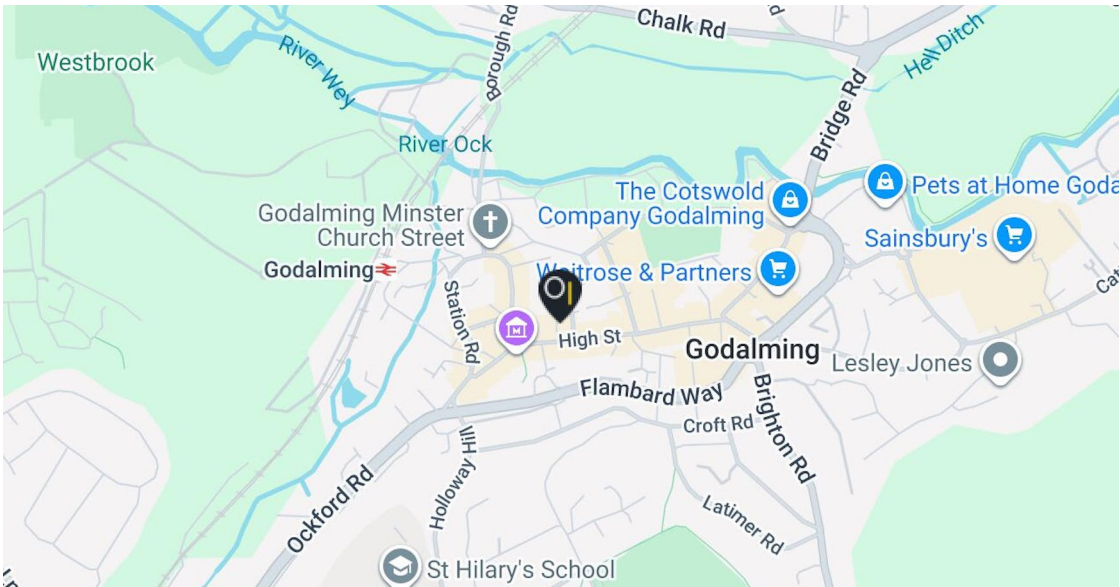
Rateable value: £8,800

## EPC

D (80)

## Legal costs

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



## Contact

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