

Owen Isherwood
CHARTERED SURVEYORS

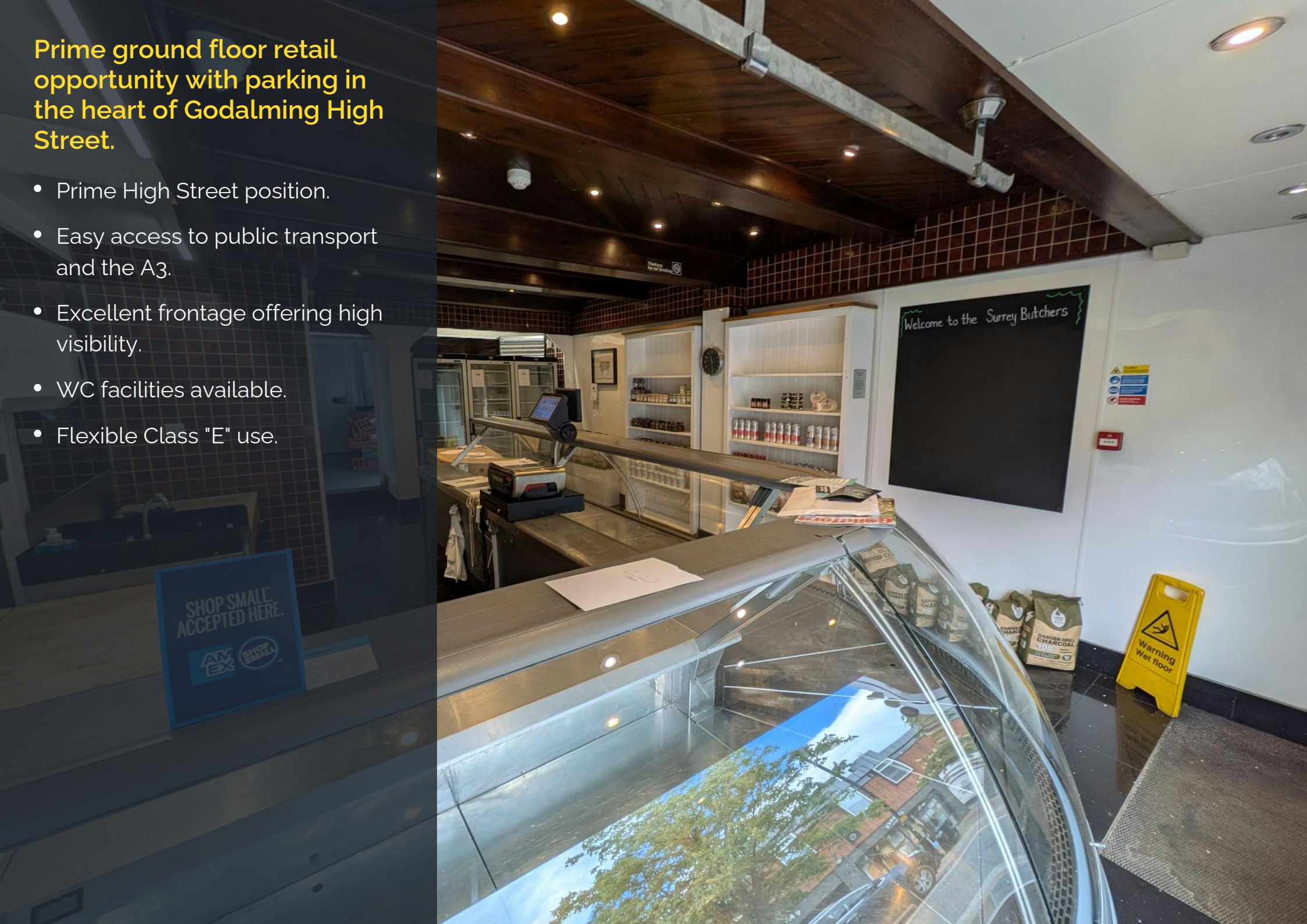
39 High Street, Godalming, GU7 1AU

TO LET | 676 SQ FT (62.80 SQ M)

Prime High Street Retail

Prime ground floor retail opportunity with parking in the heart of Godalming High Street.

- Prime High Street position.
- Easy access to public transport and the A3.
- Excellent frontage offering high visibility.
- WC facilities available.
- Flexible Class "E" use.



Location

The property occupies a prime position on the vibrant Godalming High Street amongst national retailers and high-end independents, benefitting from high footfall and excellent visibility. 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.

Description

High Street ground floor retail unit featuring a prominent glazed frontage, a large storage space at the rear and on-site WC facilities.
The premises benefit from Class "E" use making them suitable for a variety of commercial purposes.

Accommodation

Name	sq ft	sq m
Ground	676	62.80
Total	**676**	**62.80**

Terms

New Lease

Rent

£18,000 per annum

Rates & Charges

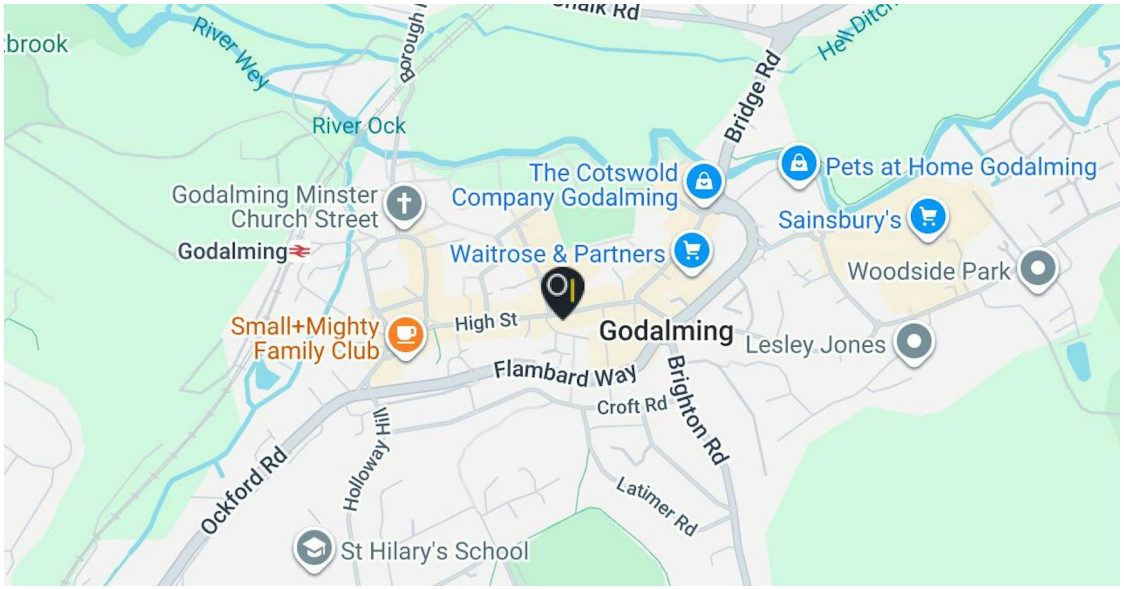
Rateable value: N/A

EPC

D (96)

Legal costs

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







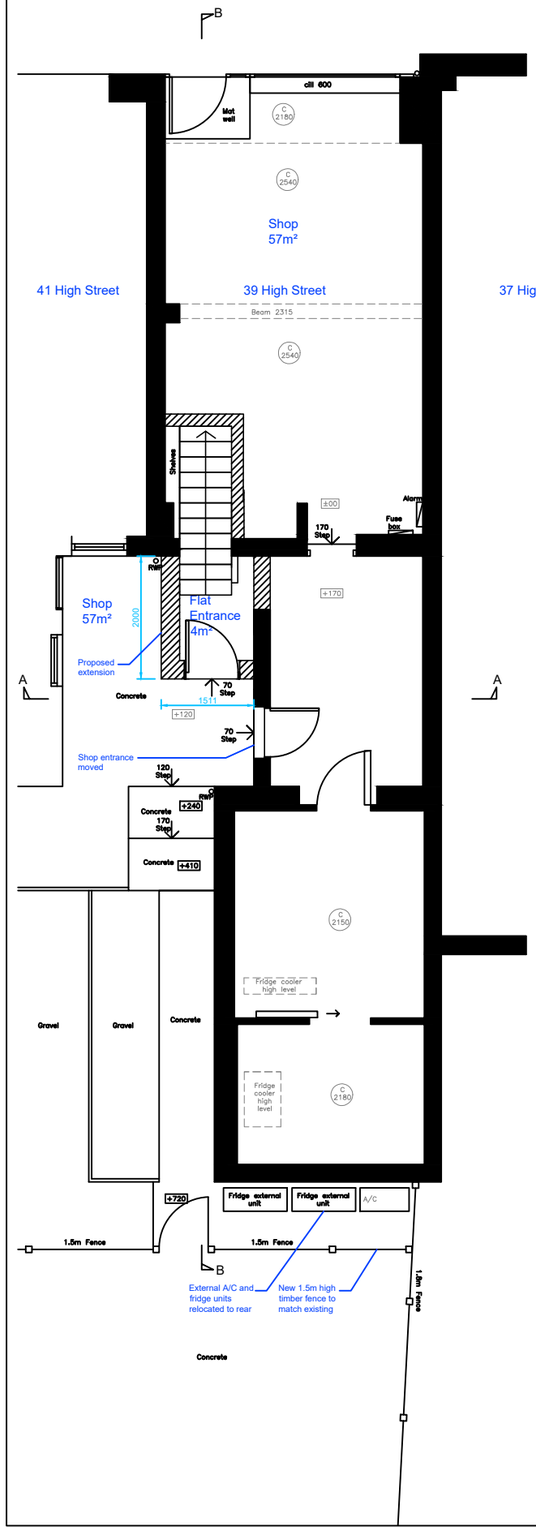
Contact

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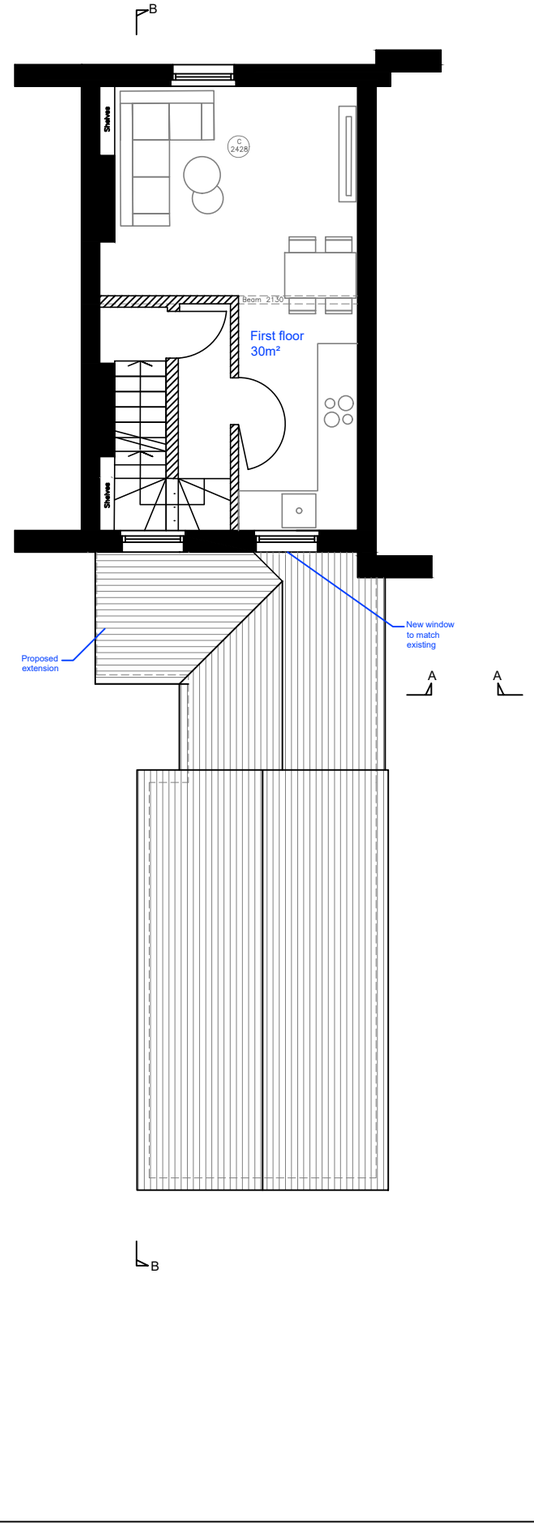
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These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive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

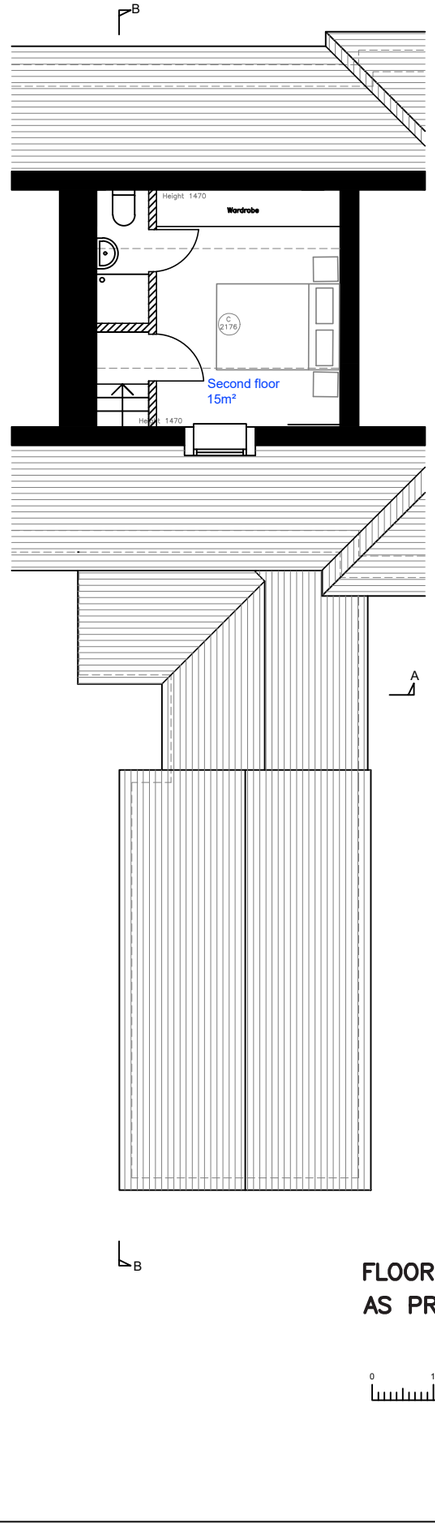
GROUND FLOOR PLAN AS PROPOSED



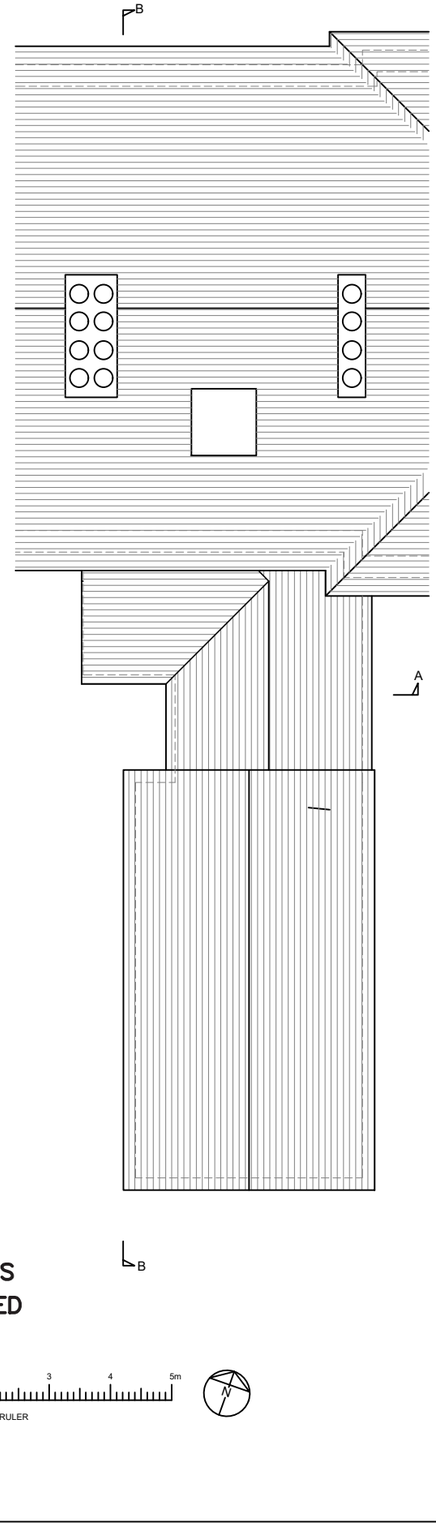
FIRST FLOOR PLAN AS PROPOSED



SECOND FLOOR PLAN AS PROPOSED



ROOF PLAN AS PROPOSED



Notes:

- Planners can scale from this drawing.
- Contractor to verify all dimensions on site.
- Any discrepancy to be reported to the architect for clarification.
- Drawing and specifications to be read in conjunction with information from all other design consultants and contractors.
- Drawings and specifications to be read in conjunction with Designer's Hazard and Environment Assessment Record in accordance with current CDM regulations.
- All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.

FLOOR PLANS AS PROPOSED

0 1 2 3 4 5m

SCALE RULER

rev	details	date
project	39 HIGH STREET, GODALMING	
drawing	PLANS AS PROPOSED	
job no	drawing no	rev
2695	12	
status	Planning	
date	scale @ A3	
11/08/26	1:100	

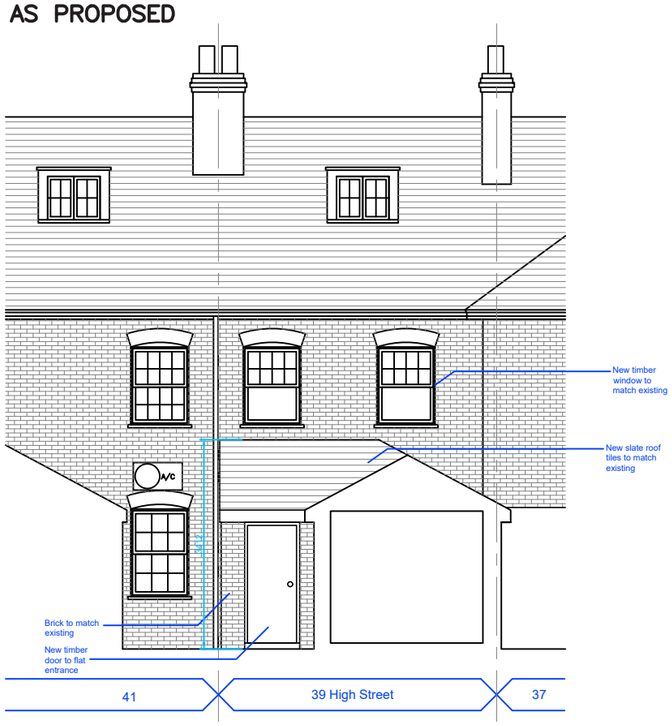
HARK ARCHITECTURE LTD

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T: 02081234620

REAR ELEVATION
AS PROPOSED

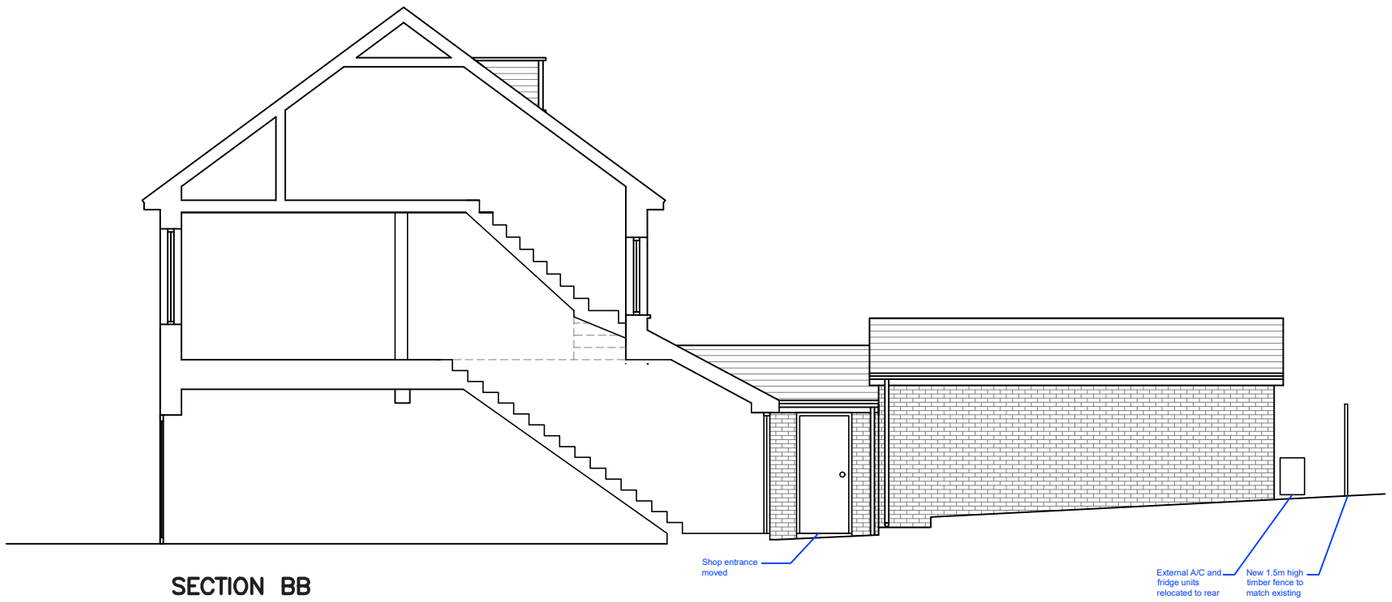


SECTION AA
AS PROPOSED



Notes:

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SECTION BB
AS PROPOSED



SCALE RULER

rev	details	date

project
39 HIGH STREET, GODALMING

drawing
ELEVATIONS & SECTIONS
AS PROPOSED

job no	drawing no	rev
2695	13	

status
Planning

date	scale @ A3	
11/08/26	1:100	

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