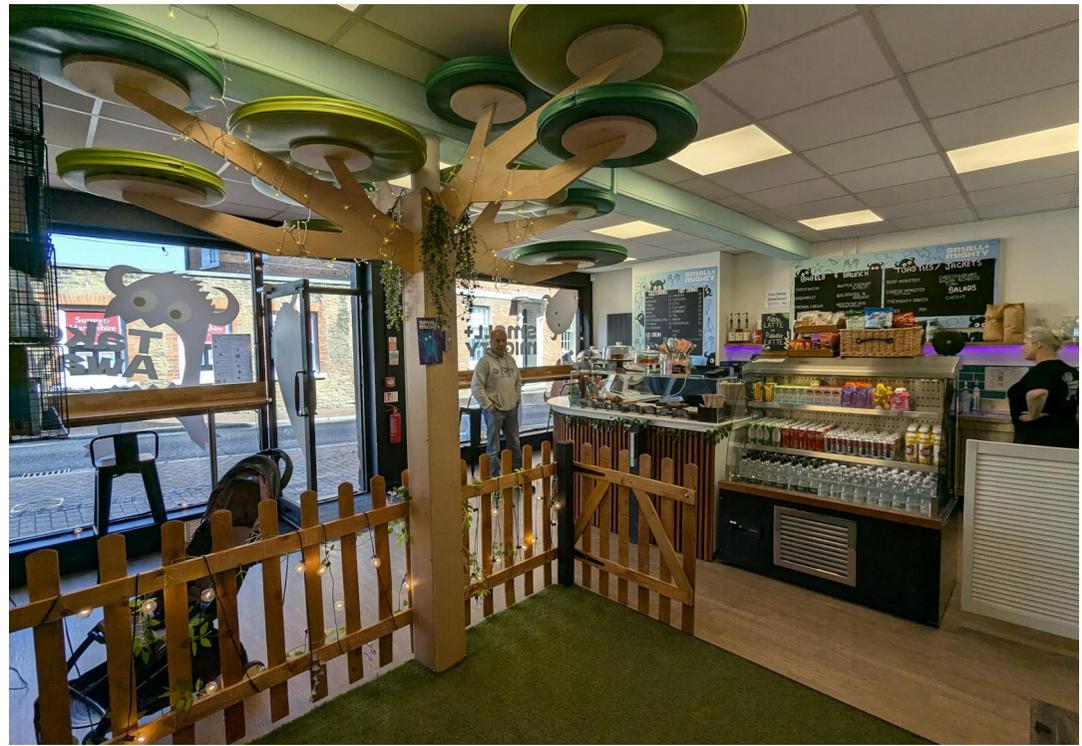




Owen  
Isherwood  
CHARTERED SURVEYORS

133, High Street, Godalming, GU7 1AF  
**FOR SALE | 2,375 SQ FT (220.64 SQ M)**  
Mixed Use Investment



## Location

Located at the upper end of Godalming High Street, the subject sites is within close proximity to the Pepperpot with nearby traders include Pizza Express, Dominos, Seymours Estate Agents and The Old Post House Business Centre.

Only 4 miles south of Guildford, Godalming's mainline train station is within 5 minutes walking distance with regular services to both London Waterloo and Portsmouth Harbour. In addition, Godalming town only 2 miles off the A3 trunk road with M25 10 miles away.

## Description

The subject site compromises a ground floor retail unit with two first floor flats each accommodating one and two bedrooms respectively. Both the retail and first floor residential elements can be accessed from the High Street and the rear private car park directly adjoining South Street Car Park.

The site benefits from a newly built, large rear extension on both the ground and first floor elements with the private car park able to accommodate six parking spaces.

## Price

£875,000

## EPC

C

## Accommodation

Ground Floor - Retail - 2,375 sq ft  
First Floor - Flat - One bed  
First Floor - Flat - Two bed

## Tenure

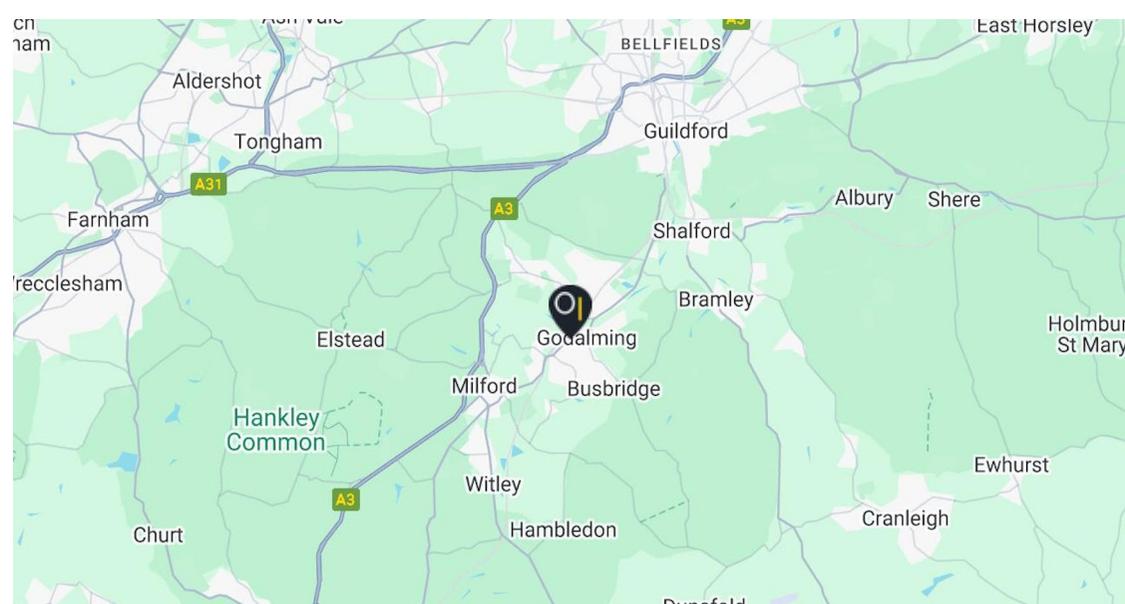
The ground floor Retail Unit is let on a 10 year lease from 2024; currently paying £2,500 pcm (£30,000 p.a.) on an "internal repairing & insuring" basis.

The first floor two bed flat is currently let at £1,500 pcm on a 2 year AST. The first floor one bed flat is currently let at £1,300 pcm on a 1 year AST.

Total income for the investment is therefore £63,600 p.a.

## Legal costs

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



## Contact

### Charlie Williams

T: 01483 300 176  
M: 07456 899972  
E: charlie@owenisherwood.com

### Alex Bellion

T: 01483 300176  
M: 07971 756068  
E: alex@owenisherwood.com

**owenisherwood.com | 01483 300 176**  
**1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU**

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