



Owen  
Isherwood  
CHARTERED SURVEYORS

117 High Street, Godalming, GU7 1AQ

TO LET | 564 SQ FT (52.40 SQ M)

Class "E" Use

## Location

117 High Street occupies a prime town centre position in the heart of Godalming, close to the historic Pepperpot and surrounding amenities. Godalming is a busy and affluent Surrey market town with direct railway services to London Waterloo and Portsmouth, together with excellent road access to the A3 via Hurtmore and Milford.

## Description

This attractive Grade II listed, double-fronted retail property is situated in the heart of Godalming town centre. The premises provide characterful retail accommodation featuring timber-framed display windows, exposed beams, wooden flooring, and spot lighting, combining period charm with a modern presentation. The property does not benefit from rear access or parking.

The property falls within Class E use and is suitable for a variety of occupiers, subject to the necessary consents.

## Accommodation

Name	sq ft	sq m
Ground - Retail	553	51.38
Ground - Ancillary	11	1.02
<b>Total</b>	<b>564</b>	<b>52.40</b>

## Rent

£21,000 per annum

## Rates & Charges

Rateable value: £19,500

## EPC

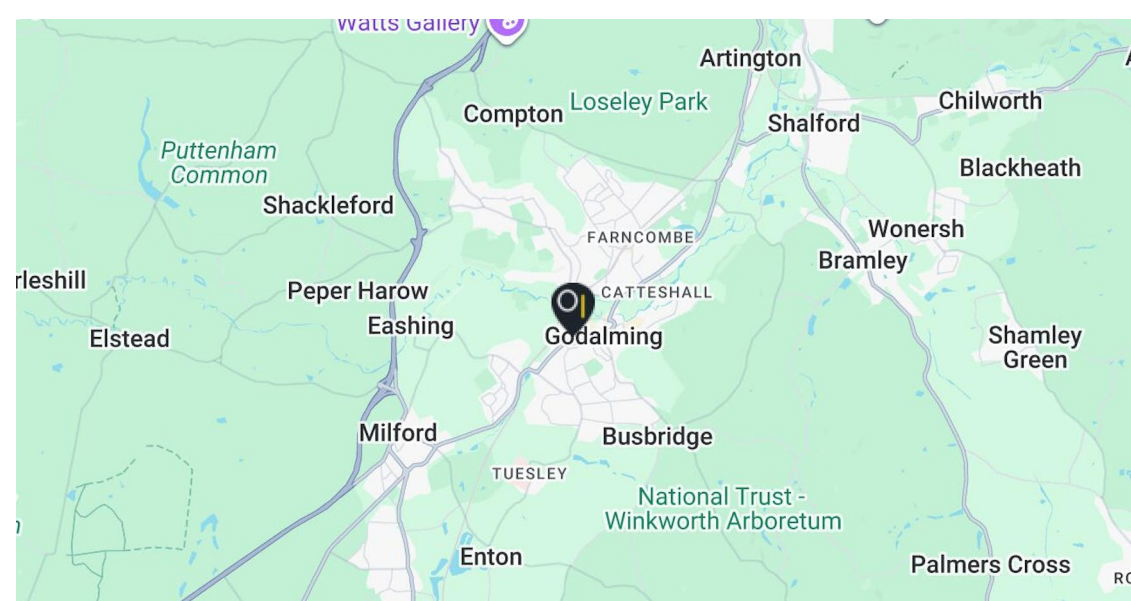
EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Lease

New lease with terms to be agreed.

## Legal costs

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



## Contact

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