Owen Isherwood
CHARTERED SURVEYORS

5 Wharf Street, Godalming, GU7 1NN

TO LET | 2,414 SQ FT (224.27 SQ M)

Former Public House Available To Let in Godalming Town Centre

- Former Pub
- Located within Godalming Town Centre
- Ground floor, basement and WC extending to 2,414 Sq Ft
- External trading area provided by a small courtyard to the side
- Extraction system on site

Location

The property is located in Godalming, a historic market town within Surrey, 4.3 miles (6.9 km) south of Guildford and 30.6 miles (49.2 km) south-west of Central London. The property occupies a prominent position within Godalming Town Centre adjacent to the High Street and with nearby occupiers including Waitrose, Greggs, JD Wetherspoons, Gail's and N Family Club Nursery alongside a number of independents operators. Godalming Train Station is located 0.4 miles (0.6 kilometres) to the west of the property and provides South Western Railway services to London Waterloo in 39 minutes.

Description

No. 5 Wharf Street comprises a two-storey terraced building over basement, with exposed brick and hung-tile elevations beneath a multi-pitched tiled roof. The property is arranged over basement, ground, first and second floors, with the ground floor and basement accommodation available to lease. The residential accommodation on the upper floors is currently undergoing refurbishment and is not included within the demise. Access to inspect the flat may be available by prior arrangement with the agents. Formerly occupied as a public house, the premises benefit from an existing extraction system and may be suitable for a range of alternative Class E and other uses, subject to the necessary planning and statutory consents. Potential uses could include a restaurant, café, bakery, pizza operator, gym, dental clinic, sports bar or other suitable occupiers.

Accommodation

Name	sq ft	sq m	Availability
Ground	2,116	196.58	Available
Basement - Cellar	298	27.69	Available
Total	**2,414**	**224.27**	

Terms

New Lease

Rent

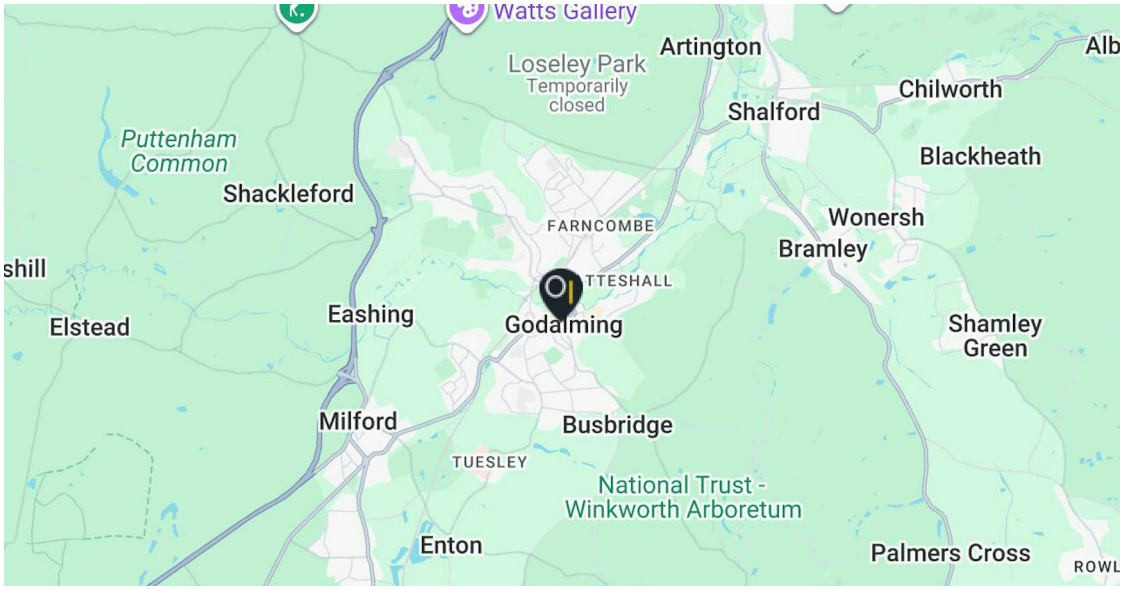
£39,500 per annum

EPC

C (75)

Legal costs

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



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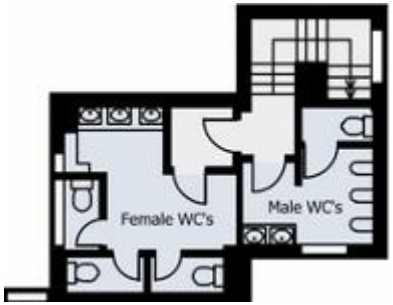
These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated

Basement

Ground Floor