



68-70 High Street

WATERSTONES

Owen  
Isherwood  
CHARTERED SURVEYORS

68-70 High Street, Godalming, GU7 1DU  
FOR SALE | 4,708 SQ FT (437.39 SQ M)

## Freehold Investment Opportunity

- Freehold Investment Opportunity.
- Attractive Retail Investment in Prime High Street pitch.
- Let to Established covenant.
- Located in Attractive Surrey Town of Godalming.
- Fully Repairing and Insuring Lease.
- Lease Expiry in 2031.





## Location

The property is located on Godalming High Street located in Surrey. The immediate area is formed of mainly retail properties with residential elements above. The property is located approximately 1 mile away from the A3, providing direct links to Guildford/London to the North and Portsmouth to the South. Godalming mainline station is around 5-10 minutes walk from the subject property; with provides regular services to both London Waterloo and Portsmouth Harbour.

## Description

The freehold property occupies a prime retail pitch and comprises a ground floor retail unit arranged as predominantly open-plan sales accommodation with ancillary storage and staff facilities. The first floor provides additional office and storage accommodation supporting the ground floor use in addition to staff common rooms. The property represents an attractive prime retail investment, offering well-configured accommodation over ground and first floors with potential for future asset management opportunities, subject to the necessary consents.

## Accommodation

Name	sq ft	sq m	Availability
Ground	3,740	347.46	Available
1st	968	89.93	Available
<b>Total</b>	<b>4,708</b>	<b>437.39</b>	

## Price

£550,000 + VAT

## Rates & Charges

Rateable value: £64,000  
Rates payable: £35,520 per annum

## EPC

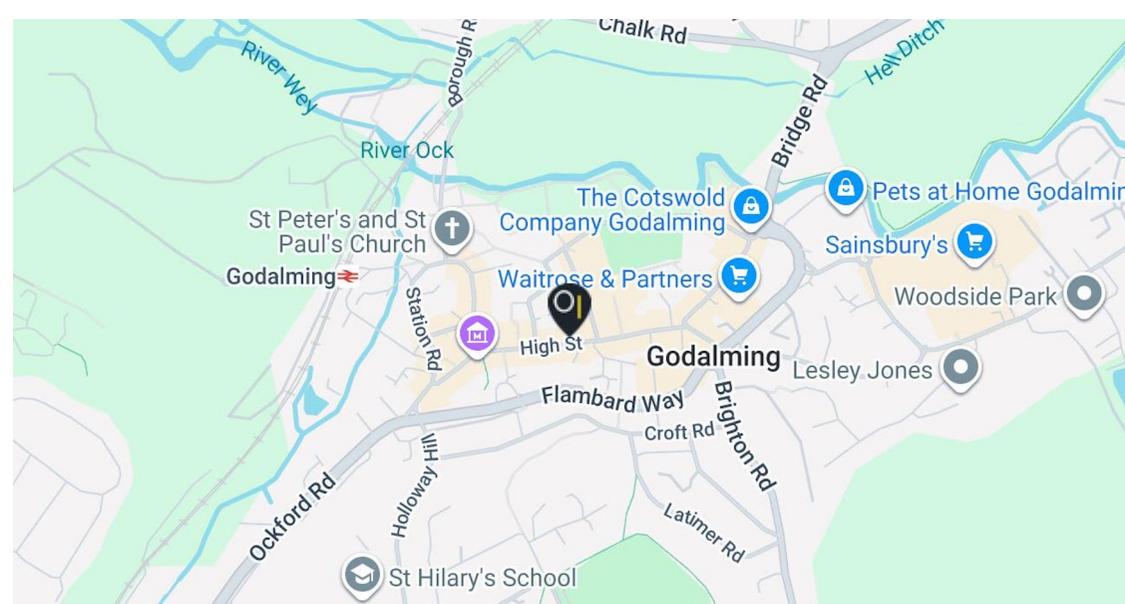
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## Tenure

The premises benefits from a newly agreed 5-year term commencing on the 31st of January 2026 for a headline rent of £40,000 per annum.

## Legal costs

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



## Contact

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