

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY.

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www.westwoodandco.com

 @westwoodandcompany

JUST SHORT OF 7000 SQ FT OF CLASS E SPACE WITH 25 CAR SPACES

TO LET

**Bavistock House,
93 -95 High Street
Godalming
Surrey, GU7 1AW**



AVAILABLE FOR THE FIRST TIME SINCE THE 19TH CENTURY WE BELIEVE, AN ABSOLUTELY STAND OUT BUILDING, ARRANGED OVER THREE FLOORS WITH EXTENSIVE HIGH STREET FRONTAGE.

A fine period building, Grade II listed, formerly an estate agent, surveyor and auctioneers, it now enjoys a multiplicity of uses under the Class 'E' category.

SITUATION Located in a premier location in Godalming town centre, nearby traders include Café Nero, Gails, Bet Fred, Boots, Natwest Bank etc. Godalming is a prosperous area with some stand out institutions in town such as Charterhouse School, Waverley Borough Council head office, Godalming College and Priorsfield School. Guildford is four miles, the A3 at Compton 2 miles and the main line station provides rapid services to Waterloo (45 mins) and Portsmouth.

ACCOMMODATION

Description	Approx. measurements in sq ft and sq m
Ground floor front shop/office	1316 / 122
Ground floor former auctioneers premises.	2058 / 191.25
First floor – former auctioneers.	1648 / 153.17
Second floor – former auctioneers	1973 /183.3
Total approximate area	6997 / 650.06

OUTSIDE



There is parking for approx. 5 cars and loading off Lower South Street.



Approximately 175 yards across Flambards Way there is a private car park for at least 20 cars.

IMPORTANT NOTES:

1. The property could be let in two separate parts or as a whole.
2. The property will be let on the basis that the current tenants put the property into good tenantable order.

RATEABLE VALUE:

Front and ground floor - £38,250.00 pa

Rear former auctioneers - £44,500.00 pa

TERMS:

A new lease, as a whole or in two parts is available for a period of years to be agreed.

RENT:

Offers invited, we are not aware that VAT is chargeable.

Each party to pay their own legal costs.

**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS
WESTWOOD AND COMPANY WHO HOLD KEYS ON 01483 429393**

Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected. All negotiations should be conducted through sole agents WESTWOOD AND COMPANY.