

Westwood and Company

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

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RETAIL, SHOWROOM, WORKSHOPS and STORES FOR SALE

**12 Meadrow
Godalming
Surrey, GU7 3HN.**

**Approx 2,291 sqft (212sqm) Ground Floor Space Plus Mezzanine
of 1,086sqft (100sqm). Total 3,377 sq ft (313 sq m)**



Outside Display Space To The Front/ Parking.

DESCRIPTION:

12 Meadow is a pre-war industrial building with showrooms, workshops, offices and stores, arranged over two floors, with some outside display area fronting Meadow.

SITUATION:

Located on the main A3100 Guildford to Godalming road, about ¼ mile from Godalming town centre. Godalming is a thriving market town with main line station to Waterloo, and easy access to the A3 trunk road (M25 junction 10) about 20 minutes drive.

ACCOMMODATION:

Front Area: Showrooms, Workshops, Stores: 56'10" x 37'01"= 2,110sqft (196sqm)

Rear Area: Storage/ parking: 12'01" x 14'11"= 181.30 sqft (16.84sqm)

Mezzanine: Showrooms, Offices, Staff Room: 28'10" x 37'07"= 1,086 sqft (100sqm)

WC/ shower facility.

Total Area: 3,377.3sqft (313sqm)

EPC:

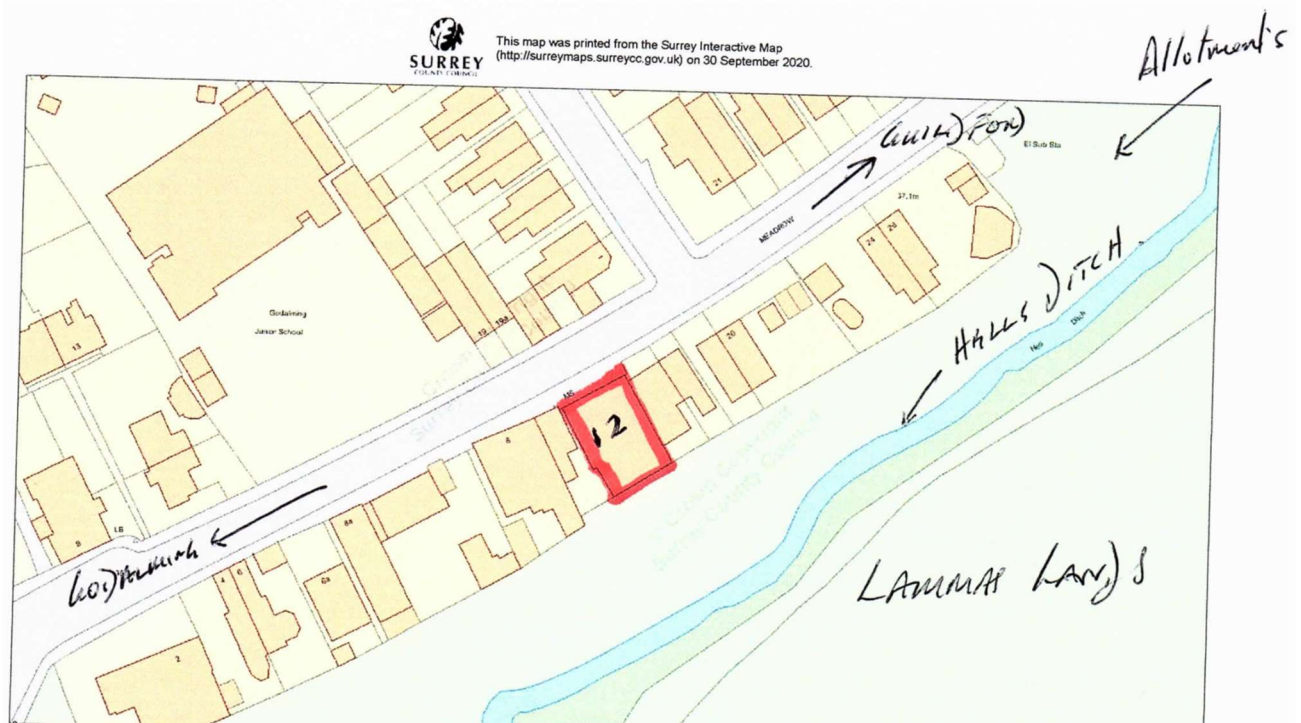
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PRICE:

The freehold is for sale at £495,000 STC (We understand that no VAT is payable)

RATEABLE VALUE:

£12,750, this qualifies for small business rate relief, for further details please enquire with Waverley Borough Council.



**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS
WESTWOOD AND COMPANY 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.