

FOR SALE

FREEHOLD INVESTMENT PROPERTY



whozoo.

GODALMING

 **98 High Street, Godalming, Surrey GU7 1DW**

Price **£650,000**



Property Type

RETAIL



Size

1,287 FT²



Tenure

FREEHOLD



Borough

GODALMING



Planning Granted

NO



Existing Use

CLASS E

Tenanted



YES

Local Train Stations



Godalming (0.2 miles)
Farncombe (0.9 miles)
Milford (Surrey) (1.8 miles)

Local Amenities



Council Headquarters (0.3 miles)
Supermarket (0.5 miles)
Guildford Town Centre (4.1 miles)

VAT Applicable



NO

Rateable Value

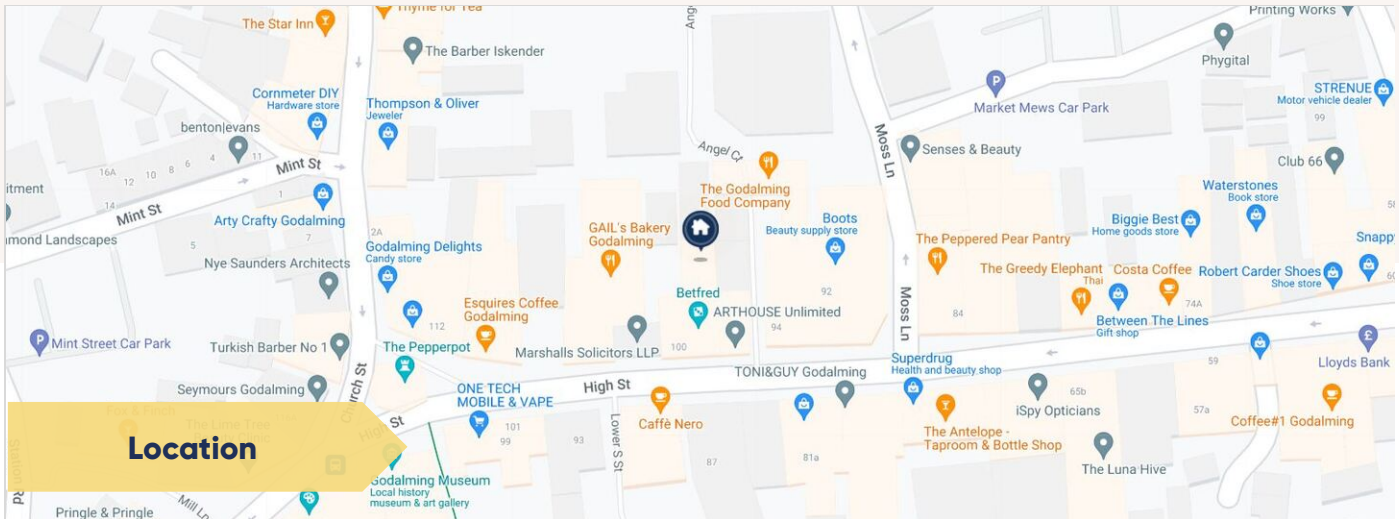


£51,500

EPC



TBC



Additional Information

Godalming is a historic market town in Surrey, England, located about 30 miles southwest of London. It sits on the banks of the River Wey and offers a blend of old-world charm and modern amenities. The town has a variety of shops, restaurants, and parks, making it a popular place to live.

Godalming is well-connected by transport. It has a railway station with regular services to London Waterloo (about 45 minutes) and Guildford (5 minutes). For road access, the town is near the A3, providing a direct route to London and Portsmouth, while the nearby M25 offers wider national access. Local bus services also connect Godalming to surrounding areas like Guildford and Haslemere.

With its proximity to major transport routes and a scenic setting, Godalming is an attractive commuter town, offering both convenience and a peaceful lifestyle.

Size & Location:

The accommodation is set out over ground floor only, measuring 1,287 sqft / 820 sqft ITZA accessed via the entrance on Godalming High Street. The unit provides male and female WCs to the rear of the property with Office and Staff amenity space located midway into the unit. The remainder of the premises is an open-space betting hall.

The property is situated on the northern side of Godalming High Street close to an assortment of multiple retailers including Café Nero, Barclays Bank, Wh Smiths, Boots The Chemists and Holland & Barrett, further, both Waitrose and Sainsbury's are located in the town.

Planning & Tenancies:

Ground floor- The unit is currently let to Done Brothers (Cash Betting) Ltd t/a Betfred by way of a 5 year lease from 24 June 2021 at a current rent of £43,500.00 per annum subject to five yearly rent reviews. Planning use classification is under Class E.





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