

Westwood and Company

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

1 MINT STREET, GODALMING, SURREY GU7 1HE
TEL: 01483 429393 www.westwoodandco.com

CLASS E PREMISES TO LET CURRENTLY A HAIRDRESSERS

at
44 ELIZABETH ROAD
FARNCOMBE
GODALMING
SURREY GU7 3PZ



DESCRIPTION:

THIS PROPERTY IS A SINGLE STOREY BRICK AND SLATE ROOFED BUILDING, PROBABLY AROUND 75 TO 100 YEARS OLD, CURRENTLY USED AS A HAIRDRESSERS, THERE IS ADDITIONAL OUTSIDE SPACE TO THE SIDE AND FRONT.

SITUATION:

LOCATED IN A PREDOMINATELY RESIDENTIAL AREA, ABOUT 200 YARDS FROM FARNCOMBE MAIN LINE STATION, AND ABOUT 500 YARDS FROM THE VILLAGE CENTRE. GODALMING IS ABOUT 1 MILE, GUILDFORD ABOUT 3 MILES.

2)

ACCOMMODATION:

MEASURED ON A GROSS EXTERNAL BASIS

THE SALON IS 32' X 10'9"

TOTAL AREA APPROXIMATELY 344 SQ FT

ON A SITE OF 45'9" X 15'6" – 710 SQ FT

CASUAL PARKING IN THE ROAD IS AVAILABLE.

WE UNDERSTAND THAT ALL MAIN SERVICES ARE AVAILABLE IN THE BUILDING, INCLUDING: WC, WATER, GAS AND ELECTRICITY.

The current Tenant may wish to sell certain fixtures and fittings.

Available for early occupation, uses include: Offices, Retail, Medical, Educational etc.

TERMS:

A new lease is available for a term of years to be agreed on full repairing terms outside the 1954 Landlord and Tenant Act.

RENT:

£10,000pax no vat

RATEABLE VALUE:

From April 2023 £2400pa, the property qualifies for full small business rates relief, ie no rates payable

EPC:

Not required for this property.

VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS

WESTWOOD AND COMPANY ON 01483 429393

Website www.westwoodandco.com

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.

Whilst every care has been taken in the presentation of these particulars intending purchasers should satisfy themselves as to their accuracy. They do not constitute any form of offer or contract. All negotiations should be conducted through
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