

Westwood and Company

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

Website: www.westwoodandco.com



CLASS E INVESTMENT AND VACANT UPPER PARTS FOR SALE FREEHOLD FOR THE FIRST TIME IN WELL OVER A CENTURY

at

3 Wharf Street
Godalming
Surrey, GU7 1NN



Description: The property is a very fine example of 16/17th Century three storey timber framed listed building with some later additions. Currently the Ground Floor is occupied via a commercial 10 year lease from 2018 by Roost Godalming Ltd, who operate a café/ restaurant from the property.

The upper two floors are vacant and comprise a two storey 3-bedroom maisonette, requiring modernisation. Recent expenditure has included a new front roof and repairs and decorations to the front elevation.

Situation: Wharf Street is the busy access road from Flambard Way into the High Street and Bridge Street and the property has good visibility and access to both. Godalming is a wealthy former market Town, 4 miles south of Guildford and about 2 miles off the A 3 at Compton. Major users close by include Cote, Cook, Waitrose, Corals, Prezzo, The Works etc.

Accommodation:

Description	Sq ft/ sq m (approx. measurements)
Shop – 5 areas adding up to-	893 / 83
Basement area	279 / 26
<p>Maisonette, access via door to the left of the shop. First floor area, stairs to kitchen, hallway with coat cupboard, 2 reception rooms, understairs storage.</p> <p>Kitchen</p> <p>Reception 1</p> <p>Reception 2/ bedroom 3</p>	<p>$10'10 \times 15'3 = 166.81 / 16$</p> <p>$15'2 \times 14'8 = 222.94 / 21$</p> <p>$9'10 \times 10'03 = 101.80 / 9$</p>
<p>Second floor area, bathroom and two bedrooms.</p> <p>Bathroom</p> <p>Bedroom 1</p> <p>Bedroom 2</p>	<p>$11'08 \times 12'07 = 147.13 / 14$</p> <p>$14'09 \times 10'11 = 161.64 / 15$</p> <p>$9 \times 7'7 = 68.7 / 6$</p>
<p>Maisonette</p> <p>Shop</p> <p>Total</p>	<p>870 sq ft (80.82 sq m)</p> <p>1172 Sq ft (109 sq m)</p> <p>2042 qs ft (190 sq m)</p>

Outside: Garden area is let to 'Roost' on an annual licence at £1000pa to use for outside tables etc.

The lease: The GF shop is let to Roost Godalming Ltd for a term of 10 years from 17th July 2018 on fri terms with a RPI linked rent review on 17th July 2023. The new rent off a base rent of £15000 pax is now £19984.50 pax (this is to be verified by the Tenants)

Rateable Value: £17,750 (1st April 23 to present).

Total Income £20,984.50pax

EPC: not applicable

Viewing: by appointment through the Vendors sole agents

Price guide: Offers in excess of £500,000stc and the existing leases/Licences No VAT

*COPY LEASE/LICENCE AVAILABLE UPON REQUEST.

**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.

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