

# 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](http://www.westwoodandco.com)

## **Class E Investment Property**

## **FOR SALE FREEHOLD**

**Producing £23400pax rising to £24400 from  
January 2024**

at

10 Queen Street  
Godalming  
Surrey  
GU7 1BD.

Approx 1405 sq/ft (130sq/m)



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**SITUATION AND DESCRIPTION:**

The property comprises the entire ground floor of a character Victorian/ Edwardian building of two floors, built of brick under a pitched slate roof.

Located just off the main High Street, nearby traders include Prezzo's restaurant, Robert Dyas, and the Baptist Church. Queen Street car park is opposite. Godalming is a thriving market town, 4 miles south of Guildford, 2 miles off the A3 Trunk road, giving easy access to both Heathrow and Gatwick as well as the motorway network at junction 10 M25. Godalming is on the main Portsmouth to Waterloo line.

Major employers in the area include Charterhouse School and Waverley Borough Council.

**ACCOMMODATION:**

The main shop front is open plan, along with a rear kitchen/storage area and a side store room, also with male and female toilets at the rear of the property.

Main shop front: 41'05" x 27'05" = 1127.8sqft.

Rear kitchen/store area: 25'07" x 10'10" = 277.40sqft.

Net area: 1405sq/ft (130sq/m)

**PRICE:**

Offers in excess £225,000 stc plus vat.(No vat if sold as a going concern to a vat registered entity)

**THE LEASE:**

The property is let on a new fri lease from January 1<sup>st</sup> 2023 for 10 years with a tenant only break after 5 years and rent review, at a commencing rental of £23000pax+vat rising to £24000pax+vat after 12 months.

**VIEWINGS:**

Strictly by appointment with Vendors Sole Agents.

**E.P.C:**

Rating C.

**RATEABLE VALUE:**

£23,750.

**The two flats on the first floor are sold on 125 year leases from 2016 at ground rents of £200pa each, this income accrues to the Freeholder.**

PTO....

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

Website [www.westwoodandco.com](http://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  
WESTWOOD AND COMPANY