



Prominent Shop & Premises TO LET

James Lewis and Company

James House, 76 Cleveland Street,
London W1T 6NB

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www.jameslewis.co.uk

Surveyors, Valuers and Estate Agents
Brian L. Saidman F.I.B.A.



38 High Street Godalming, Surrey

LOCATION

Prominently situated in on the north side of this busy thoroughfare, within a matter of yards of the Main Car Park at Crown Court. Multiple traders close by include *Robert Dyas, Tony & Guy, Weatherspoons, Lloyds Bank* and *Sketchleys*.

Photographs taken when last tenant in occupation

DESCRIPTION: Gross Frontage: approx 19'9 (5.98m)
Net Frontage: approx 16'6 (5.00m)
Built Depth: approx 50'2 (15.14m)

Overall Trading Area: 750 sq.ft (70.00m²)
(including small mezzanine area)

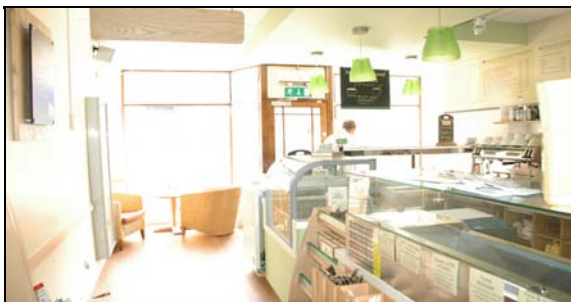
1st Floor Offices: 210 sq.ft (19.51m²)

Basement Store: 153 sq.ft (78.13m²)

LEASE: A new FRI Lease for a term to be agreed, subject to 5-yearly rent review

RENT: £32,500 p.a. excl

Providing approximately
103m²/1,113 sq ft
of Trading Area, 1st floor Office and ancillary
Basement Storage



VIEWING: At short notice by appointment with
Joint-Sole Letting Agents,

James Lewis & Co or Gascoignes

020 7631 4565

01483 538 131

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the Property. If any points are particularly relevant to your interest in the Property please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the Property is in good structural condition or otherwise. Any areas, measurements or distances referred to are given as a guide only and are not precise. Descriptions of the property are subjective and are used in good faith as an *opinion* and NOT as a statement of fact. Please make further specific enquiries to ensure our descriptions are likely to match any expectations you may have of the property. No representation or warranty whatever is made or given during negotiations, in particulars or elsewhere. All matters remain Subject to Contract and availability.