

29 High Street Godalming, Nr. Guildford, Surrey, GU7 1AU

lot 5

Freehold Retail and Residential Ground Rent Investment

- Shop let on a recent lease
- High Street location some 60 metres from the large Crown Court Public Car Park
- Grade II Listed (no empty rates)
- Nearby occupiers include Vision Express, Boots Optician, Robert Dyas and J D Wetherspoon

Rent
£22,150
per annum
exclusive



Location

Miles: 4 miles south-west of Guildford
36 miles south-west of Central London
Roads: A3, A31, A3100
Rail: Godalming Railway Station
Air: London Gatwick Airport, London Heathrow Airport

Situation

Godalming is an affluent London commuter town. The property is situated in a strong trading position on the south side of High Street, some 60 metres south of the large Crown Court public car park. Nearby occupiers include Vision Express, Boots Optician, Robert Dyas, Lloyds Bank and J D Wetherspoon.

Description

The property, a Grade II listed building, comprises ground floor retail accommodation with a residential flat on the first and second floors. The property benefits from car parking at the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail/Ancillary	63.64 sq m (685 sq ft)	CATWALK (GODALMING) LIMITED (1) (t/a Catwalk)	10 years from 16/12/2014 on a full repairing and insuring lease (2)	£22,000	29/09/2019 (28/09/2024)
First	Residential and One Car Space		MEDINBRAND LIMITED	125 years from completion	£150	
Total Commercial Area		63.64 sq m (685 sq ft)			£22,150	

(1) Catwalk (Godalming) Limited was incorporated in 2010 and are an established fashion boutique. The lease is guaranteed by Robert and Elizabeth Trendle.

(2) The lease provides for a tenant option to determine the lease on 28/09/2019.

For further details please contact:

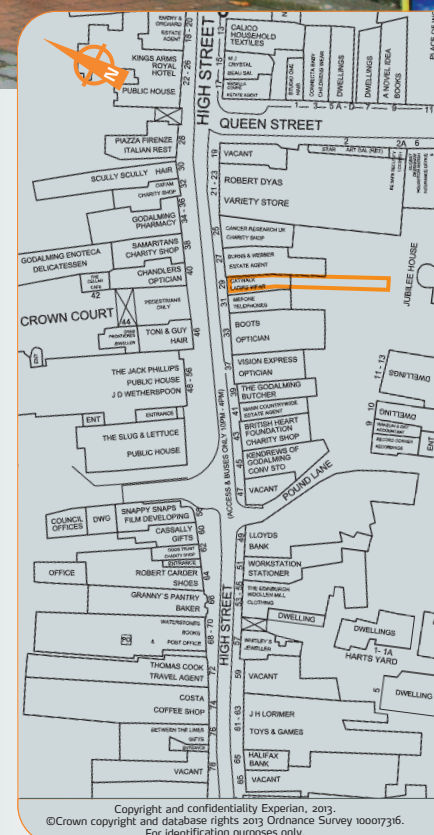
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