

Westwood and Company

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

1 MINT STREET, GODALMING, SURREY, GU7 1HE. T. 01483 429393

www.westwoodandco.com

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FIRST CLASS SHOP/CLASS E PREMISES TO LET

AT

41 Bridge Street

Godalming

GU7 1HL



APPROX. 600 SQ FT (56 SQ M) WITH FRONT OUTSIDE DISPLAY AREA.

Description: The Shop built in the late Victorian era offers excellent retail/class E space, self contained with air conditioning. Formerly the very successful Amy Lou's Greengrocers, the property is now available with the owner's retirement.

Situation: Located in Godalming Town Centre about 75 yards from Waitrose and opposite Cook, other traders in the area include Greggs, The Works, Corals and the main offices for Waverley Borough Council. Godalming is a prosperous old Market Town, 4 miles south of Guildford, 2 miles off the A3 at Compton and with a main line Station to Waterloo (45 mins approx.)

Accommodation:

Main Shop 34'9 x 14'7 Approx. 507 sq ft

Kitchen area 9'10 x 9'6 Approx. 93 sq ft

Total approximate area 600 sq ft (56 sq m).

Outside: Fronting Bridge Street is an outside display area, to the side is a pedestrian right of way to the side/rear door.

Terms: A new full repairing and insuring lease is available for a period of years to be agreed.

Rent: £22,000 pax no VAT

Rateable Value: £12,259 pa from April 2026, which means the property qualifies for small business rate relief, we calculate that only £374.36p is payable for the whole year, but please check with Waverley Borough Council.

Viewing: With sole agents Westwood and Company who hold keys.

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.