



**TO LET**  
**RETAIL UNIT**  
3,304.50 sq.ft / 307 sq.m  
Owen Isherwood 01483 300176  
CHARTERED SURVEYORS

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Supporting YOUR local high street  
Workey  
Recycle  
your items wherever possible  
Reuse  
Reduce  
Recycle  
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Reuse  
Reduce  
Recycle

89 JEWELLERY

SEEKING ARTISANS FOR SHARED RETAIL SPACE! GODALMING JEWELLERY

Are you a:

- Painter
- Potter
- Sculptor
- Jeweller
- Weaver
- Tailor
- Seamstress

Looking for a shared retail space? Once open, we will be seeking artists and retailers of all kinds to share and contribute towards the display and shopping space.

Enquiries: ash@owenisherwood.com

**Owen Isherwood**  
CHARTERED SURVEYORS

**TO LET**

**CHARACTER RETAIL UNIT**  
1,987 sq. ft / 184.60 sq. m

**87 HIGH STREET, GODALMING, GU7 1AP**



- Prominent High Street Location
- E Class Unit
- Attractive Character Building

## LOCATION

87 High Street was formerly trading as Barclays Bank and is in a popular location within the prime section of Godalming High Street. Adjoining occupiers include Gails Bakery, Esquires Coffee, Holland & Barrett, HSBC, Boots and Superdrug. Godalming's mainline train station is within 5 minutes walking distance with regular services to both London Waterloo and Portsmouth Harbour.

## DESCRIPTION

The accommodation is formed of a large open plan retail area on the ground floor, with partitioned offices and a bank vault to the rear, with the upper parts accessed via an internal staircase on the right-hand side. Internally, the ground floor has been stripped out ready to provide a white box finish for the incoming occupant.

## ACCOMMODATION

Ground Floor	184.60 sq m	1,987 sq. ft
<b>Total</b>	<b>184.60 sq. m</b>	<b>1,987 sq. ft</b>

## TERMS

A new lease is available with terms to be agreed.

## EPC

D - 90

## RENT

£45,000 per annum

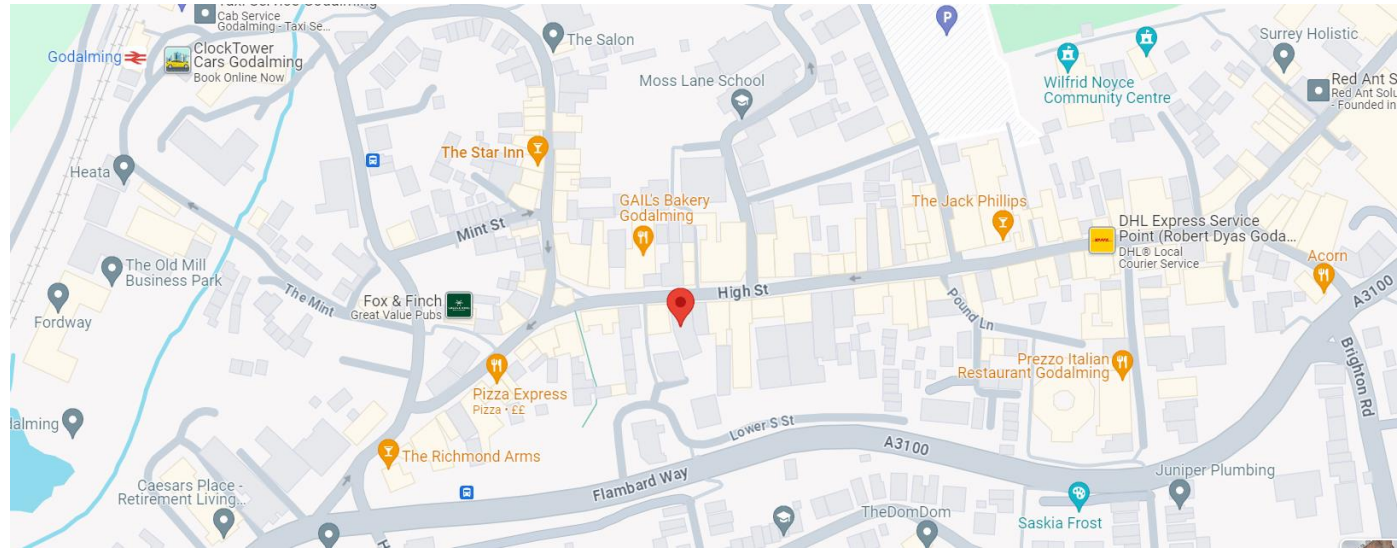
## RATES

Rateable Value (23/24) - £61,000

Rates Payable - £31,232 per annum

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

**T: 01483 300 176**  
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## CONTACT

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