



TO LET  
RETAIL UNIT  
2,204 sq ft / 207 sq m  
Owen  
Isherwood  
01483  
300176

89 JEWELLED

CAFFÈ NERO

Owen  
Isherwood  
CHARTERED SURVEYORS

89 High Street, Godalming, GU7 1AW  
TO LET / FOR SALE | 221 SQ FT

## Prime Town Centre Class "E" Unit

### Freehold Property with Planning Permission for Residential Above

- Prime Town Centre Location
- Available To Let / For Sale
- Flexible Class "E" Use - suitable for a variety of occupiers
- Planning Permission WA/2018/0814 Granted in August 2018
- Development Opportunity to Construct Residential Dwelling Above



## Location

The property is located on Godalming High Street, a historic market town located in Surrey. The immediate area is formed of mainly retail properties with residential elements above. The property is located approximately 1 mile away from the A3, which provides direct links to Guildford/London to the North and Portsmouth to the South. Godalming mainline station is around 5-10 minutes walk from the subject property; with provides regular services to both London Waterloo and Portsmouth Harbour.

## Description

The property is formed of a Ground Floor lock-up shop, falling under the flexible Class "E" use, with main trading area to the front and WC facilities to the rear. 89 High Street was formerly occupied by a Jeweller but is capable of being used by a variety of occupiers going forwards. The premises will be sold with Vacant Possession.

The subject freehold benefits from planning consent to "Development Potential" Planning permission which was granted in August 2018 under reference WA/2018/0814 to create a residential dwelling above the shop. The consent was implemented in 2021 by way of discharging conditions, enabling the construction to be completed any time in the future. The planning consent will create a unique apartment accessed from the rear, built over 3 floors, filling the gap between the two adjoining properties. Copies of the approved plans can be found on Waverly Council's website.

## Accommodation

Name	sq ft	sq m	Availability
Unit - Ground Floor Lock-up Shop	221	20.53	Available
<b>Total</b>	<b>221</b>	<b>20.53</b>	

## Price

Offers in excess of £225,000 alternatively, the retail unit is available to rent at £15,000 pa.

## Rates & Charges

Rates payable: £5,239.50 per annum 100% Small Rates Relief Available for Qualifying Tenants

## EPC

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## Legal costs

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



## Contact

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