



Owen
Isherwood
CHARTERED SURVEYORS

Former Nursery, 106-108 High Street, Godalming, GU7 1DW
TO LET / FOR SALE | 2,735 SQ FT (254.09 SQ M)

Ex-Nursery Town Centre Property

- Centrally Located Ex-Nursery Premises
- All E Use Class Operators Considered
- Potential Residential Conversion Opportunity STPP
- Garden to Rear of Property
- Formed Over Two Floors
- Open Plan Rooms and High Ceilings
- Direct Access to Godalming High Street





Location

Located at the upper-end of Godalming High Street, the main access is nestled between Esquires Coffee Co. & Shooting Star. Other occupiers nearby includes Gail's Bakery, Cafe Nero, Toni & Guy, Boots and Superdrug.

Godalmings mainline train station is within 5 minutes walking distance with regular services to both London Waterloo and Portsmouth Harbour.

Description

Accessed directly from Godalming High Street, this attractive 2-storey property was previously occupied by the nursery operator Bright Horizons. There is a garden to the rear which also provides access to Angel Court and the main public car park in Godalming.

A great opportunity to continue as a nursery or purchase for potential conversion to residential.

Accommodation

Name	sq ft	sq m	Availability
Building - Property	2,735	254.09	Available
Total	2,735	254.09	

Terms

New Lease

Rent

£45,000 per annum

Price

£550,000

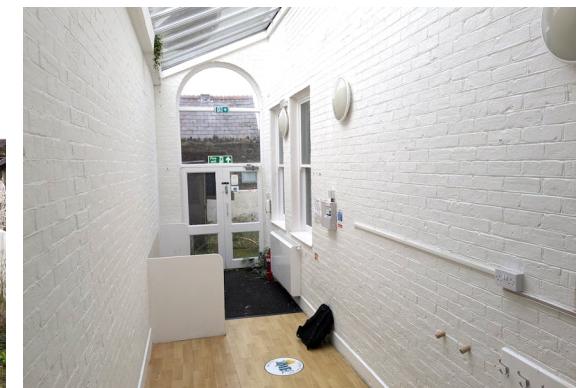
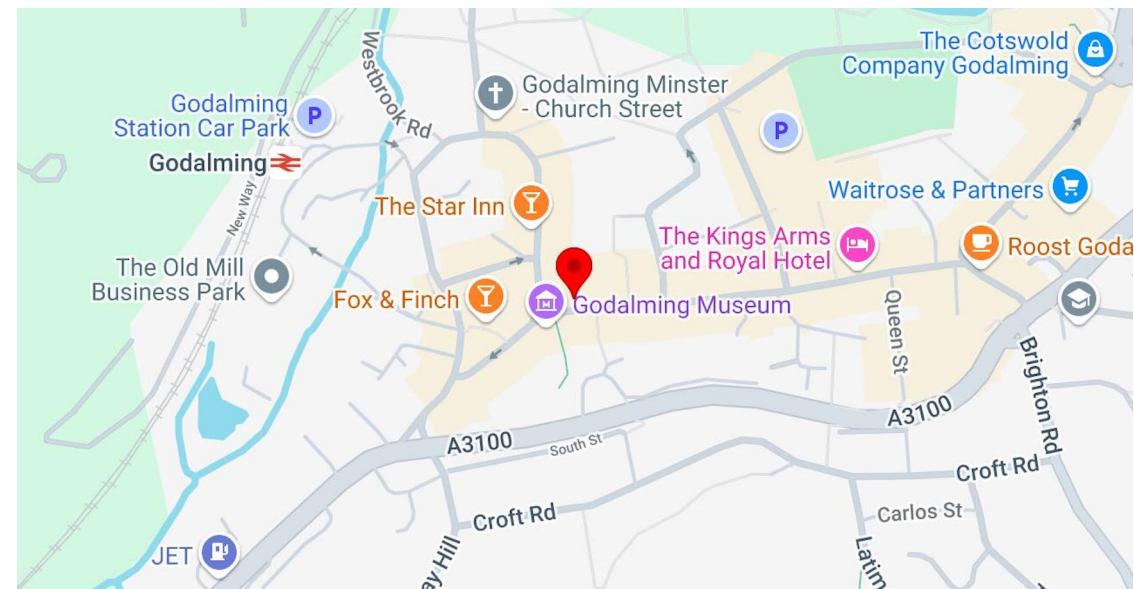
Rates & Charges

EPC

D (96)

Legal costs

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



Contact

Adam Fenney

T: 01483 300176

M: 07983204530

E: adam@owenisherwood.com

owenisherwood.com | 01483 300 176

1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU

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.