



# Two Prime High Street Shops To Let

## TERMS

The properties are available by way of a new lease for a term to be agreed

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate

## RATEABLE VALUE

The properties are yet to be assessed

## EPC

The properties are yet to be assessed

## RENT

Unit 1: £45,000 p/a  
Unit 2: £60,000 p/a

## FLOOR AREAS

Unit 1: 1,647 sq ft / 153 sq m  
Unit 2: 2,250 sq ft / 209 sq m

## SHOP DEPTH

Unit 1: 56.4 ft / 17.2 m  
Unit 2: 57.8 ft / 17.6 m

## INTERNAL WIDTH

Unit 1: 30.5 ft / 9.3 m  
Unit 2: 40.1 ft / 12.2 m

## SUBJECT TO CONTRACT

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.

## 61-63 & 65 High Street, Godalming, GU7 1AW

- Godalming is an affluent historic market town, being in the Surrey Commuter belt
- 4 miles from Guildford and 30 miles from London. Trains to Waterloo with a journey time of 45 minutes
- Nearby tenants include Gail's, Superdrug, Costa, Specsavers and Fat Face
- Ground floor retail units will be handed over in shell and core condition, with capped supplies, disabled WC and plastered walls

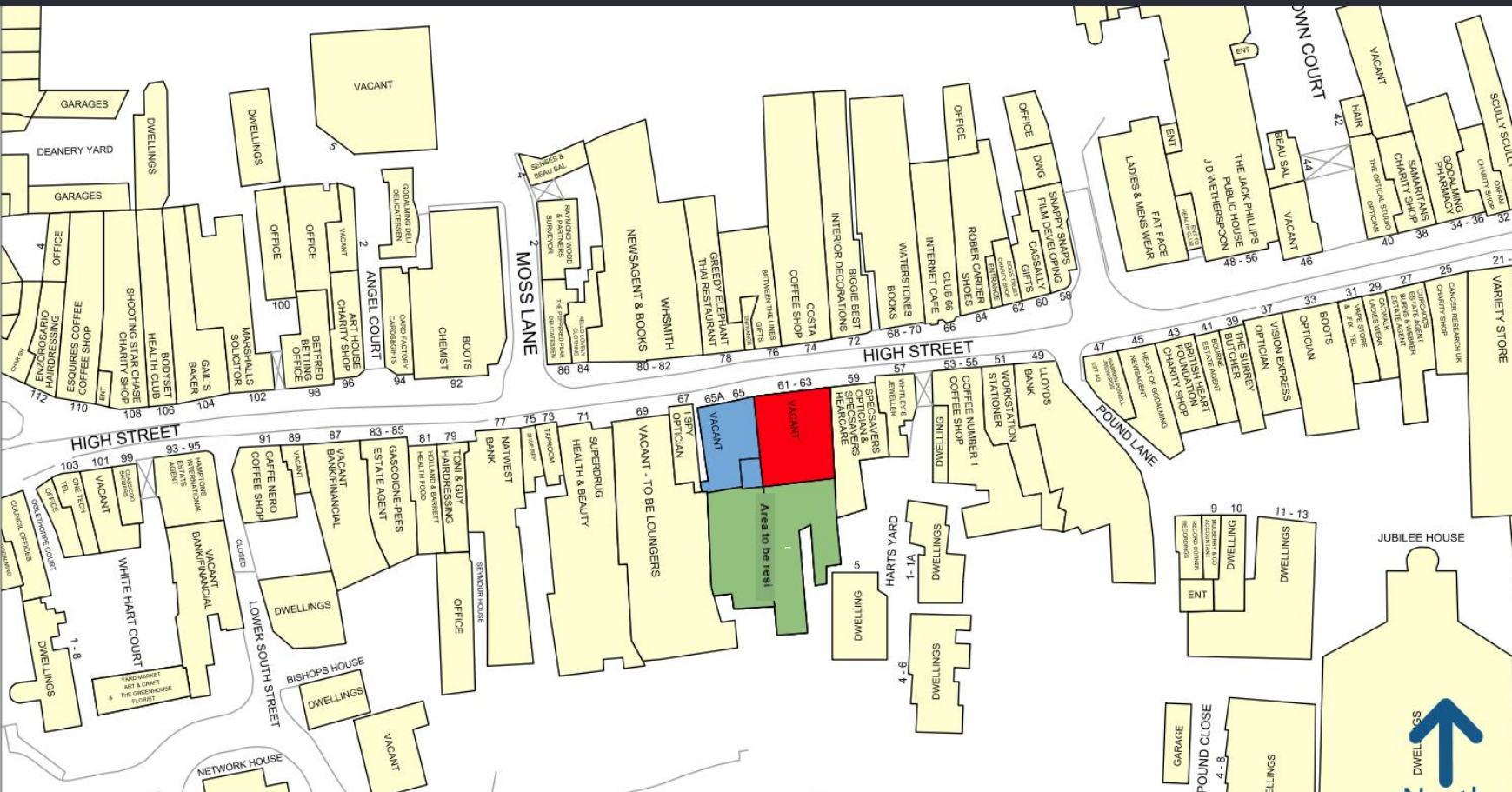


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## Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

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