

## GODALMING - Unit 2, 25 Church Street

### SHOP LEASE FOR ASSIGNMENT Niche Location - Reasonable Rent

#### Location

The subject premises are situated in Church Street close to the High Street. Church Street is a desirable niche location. Retailers closely by include Unique, LWR, Drummonds, 2i Recruit and Anthony Hirewear.

#### Description/Accommodation

The premises consist of a lock up shop unit.

The property affords the following dimensions and floor areas:

Internal Width	3.46m	11'4"
Shop Depth	11.40m	37'5"
Ground Floor Sales	35.05sq m	377sq ft

#### Lease

The property is held on a FRI 10 year lease commencing 1st December 2005 providing for a rent review in the fifth year

#### Rent

£8,000 p.a.x.



#### Rates

Rateable Value	£5,100
UBR (2009/2010)	48.5p

#### Costs

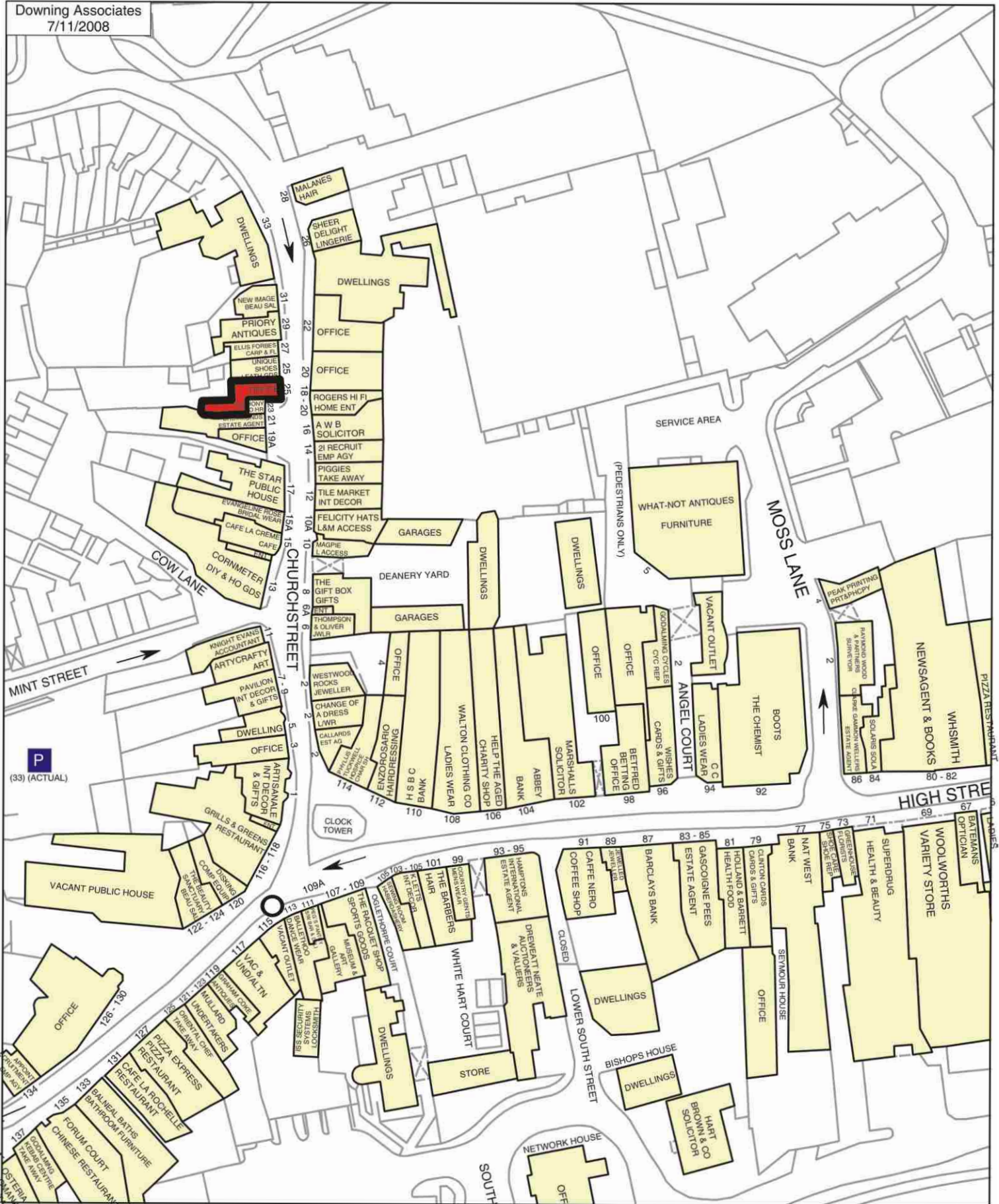
Each party to bear their own.

#### Inspection

For further information or to view strictly by appointment please contact:

Nick Downing  
Direct Dial 01483 454140  
E mail nick@downing-associates.co.uk

Downing Associates  
7/11/2008



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