

# Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,  
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY.

1 MINT STREET, GODALMING, SURREY, GU7 1HE. T. 01483 429393

[www.westwoodandco.com](http://www.westwoodandco.com)

 @westwoodandcompany

## **AURUM HOUSE, MINT STREET, GODALMING, GU7 1HE.**



**THIS IS A TRULY ORIGINAL, EXCEPTIONAL AND BEAUTIFUL  
BUILDING, A DESCRIPTION FOR ONCE THAT IS WITHOUT  
EXAGGERATION OR HYPERBOLE.**

**2337SQFT, (217 sq m) Class E space suitable for a huge range of uses  
including medical/educational/religious/leisure and offices**

**DESCRIPTION:**

Aurum House is an 18<sup>th</sup> Century former Congregational Church and later The Salvation Army Hall, restored and converted in 2012 by the current owner for his own use, and now available to lease.

**FEATURES INCLUDE:**

Designer Lighting.

Frosted glass doors and partitions.

Full height areas of over 26'.

Eaves height 19' 7".

Sweeping curved staircase.

Private outside Terrace.

**VIEWING IS ESSENTIAL TO APPRECIATE THIS BUILDING PROPERLY****SITUATION:**

Located in Mint Street, about 150 yards from Godalming High Street and opposite Mint Street Car Park. Godalming Station (Waterloo 45 Minutes) is about 400 yards, Godalming is a thriving Town about 4 miles south of Guildford and about 2 miles off the A3 at Compton. Godalming offers a full range of retail, leisure and sporting facilities as well as a number of major employers (Waverley Borough Council, Charterhouse School etc).

**ACCOMMODATION:**

Ground Floor: 49'1" x 28' 4"= 1,393sqft.

The space includes the lovely Reception Hall, private offices, document storage, fully fitted kitchen, WC'S (including disabled). Full height studio/ office (26'2" to ridge). Access to terrace and outside area.

First Floor: Sweeping curved staircase 27'10" x 33'10"= 944sqft.

Lovely space, exceptional lighting access to terrace via outside staircase

**Total internal area: 2,337sqft ( 217sqm).**

**IMPORTANT NOTES:**

**The property is Grade 2 listed being of special historical and Architectural interest.**

**No EPC is required.**

**Current planning is Class E**

**TERMS:**

A new full repairing and insuring lease is available for a number of years to be agreed.

**RENT:**

Offers in the region of £50,000pax plus VAT.if applicable

**VIEWING:**

By appointment with sole letting agents.

**RATEABLE VALUE:**

£28,500pa approx. 54p in the £



