

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY AGENTS
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VERY RARE INTACT FREEHOLD CLASS E PREMISES OFFERED FOR SALE WITH FULL VACANT POSSESSION.

at
**202-204 High Street
Cranleigh
GU6 8RL.**



APPROX 1,469sq ft (137sq m) over 3 floors.

DESCRIPTION:

A very rare opportunity to acquire freehold class E premises in the thriving centre of Cranleigh. Built in the late Victorian/early 20th Century the property is of conventional construction with a separate front access to the upper floors and a self-contained ground floor shop. There is a side access to the rear of the shop, but no direct access to the car park behind.

SITUATION:

Located in Cranleigh centre, close to Stockland Square, with nearby traders including Pizza Express, Superdrug, The Natural Life Shop, Curry Inn and Sainsbury's. Cranleigh is a thriving centre with a full range of shops and amenities, including a leisure centre, library, arts centre etc. Guildford 10 miles, Horsham 10 miles, Farncombe and Godalming Station about 7 miles.

2)

ACCOMMODATION:

Front Shop 28' deep x 17' wide (max): = 435sq ft.

Rear Shop/ Workshop: 23/4 x 10 = 243sq ft.

Kitchen: 6 x 3/6 = 22sq ft.

Wc, side entrance.

Total: 700sqft (65sqm).

Upper Parts.

First Floor: 475sqft not including wc's.

Second Floor: 295sqft.

Total: 770sqft (71.5sqm)

Total Area: 1,469sq ft (137sq m).

Outside is a side passage with rights we understand for pedestrian access to the High Street. Additionally there appears to be an informal pedestrian access during business hours to the car park at the rear.

EPC: D-90 valid to July 2028.

RATEABLE VALUE: Ground Floor: £15,750pa. First Floor: £6,300pa.

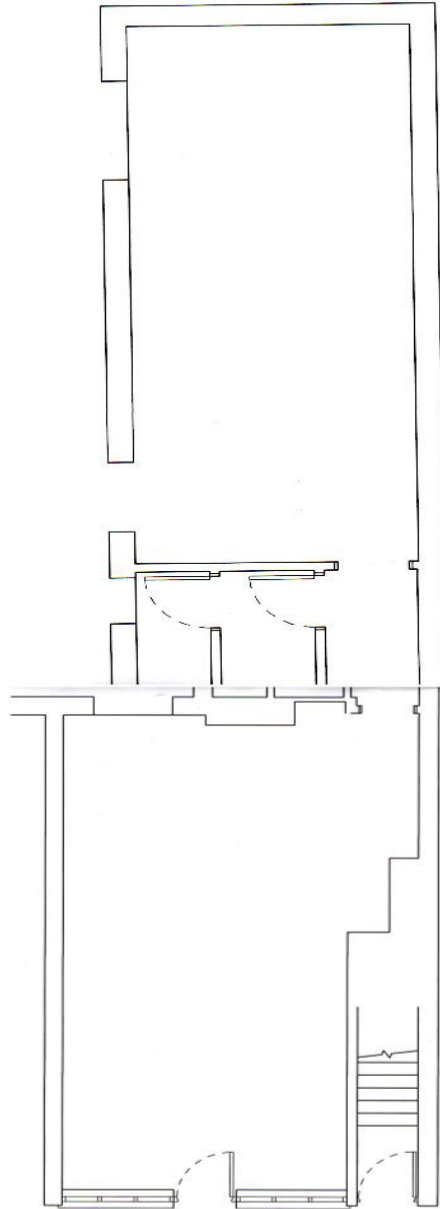
PRICE: £399,000 STC + vat if applicable.

LEGAL COSTS: Each party to pay their own costs.

PTO FOR PLAN.....

3)

Floor plan attached not to scale



**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS
WESTWOOD AND COMPANY ON 01483 429393**

Website www.westwoodandco.com

Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected

Whilst every care has been taken in the presentation of these particulars intending purchasers should satisfy themselves as to their accuracy. They do not constitute any form of offer or contract.

All negotiations should be conducted through
WESTWOOD AND COMPANY.