

# Westwood and Company

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

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



## PERHAPS THE MOST PROMINENT RETAIL POSITION IN CRANLEIGH, CURRENT TENANT RELOCATING

at  
137 High Street  
Cranleigh, Surrey  
GU6 8AU.

### LOCK UP CLASS E PREMISES TO LET



**DESCRIPTION:** No 137 is perhaps the most visible retail premises in Cranleigh, comprising a double fronted shop with outside space to the rear and full height windows to both frontages. Constructed of brick under a pitched and tiled roof, originally a bank, the upper floors have been converted and sold on a long leases as flats, leaving the ground floor and rear yards in commercial use.

**SITUATION:** Located in the centre of Cranleigh, nearby traders include Chantries and Pewleys Estate Agents, Sainsbury`s, 140 Café and Lifestyle Store, Nationwide Bank, Cook, M and S Food plus many strong local traders including Rawlings Butchers and a proper Fishmonger

**ACCOMMODATION:**

Description	Approx. measurements Sq ft / sq m	
Main shop	33'7 x 18'10	636 / 59
Rear treatment room	11 x 10	110 / 10
Tea station and second area		40 / 3.7
WC		
Total approx. area	786 / 73	

Outside Yard with Side Door: 20 x 10/6= 210sq/ft.

There is a basement with trap door which was not measured.

**Terms:** A new full repairing and insuring lease is available for a number of years to be agreed at a commencing rental of £30,000 pax (no vat we understand)

(Our client may consider selling the 999 year leasehold interest)

**RENT:** £30,000 pax (no vat we understand)

**RATEABLE VALUE:** £24,000pa

**USE:** Class E

**EPC** Rated E to 2028

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

**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. All negotiations should be conducted through sole agents WESTWOOD AND COMPANY.**

**1 MINT STREET, GODALMING, SURREY GU7 1HE Tel: 01483 429393**