

# Westwood and Company

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

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## **Over 6500sq ft of Class E space in a Prime Retail location**

at  
**140 High Street  
Cranleigh, Surrey  
GU6 8RF.**

**OUTSIDE SPACE FRONTING THE HIGH STREET WITH REAR  
ACCESS AND PARKING FOR 10/12 cars plus self contained  
residential accommodation.**

**LEASE FOR SALE**



**DESCRIPTION:** 140 High Street Cranleigh is perhaps one the most unusual and rare premises available in the thriving and growing settlement of Cranleigh. It combines an extensive retail/merchandising area with a large restaurant space and an outside area directly fronting the High Street. Being Class E it has the potential to suit a multitude of uses, plus on-site residential accommodation.... The complete premises.

**SITUATION:** Located in the centre of Cranleigh, nearby traders include, Sainsbury's, Superdrug, Cook, Costa Coffee, Nationwide, M and S Food, Pizza Express, Celebration Cakes and many other strong local businesses including a butchers and fishmongers. Guildford is 10 miles as is Horsham, major employers include Cranleigh School and nearby Dunsfold Park . Gatwick is about a 40 minute drive.

**ACCOMMODATION:**

Description	Approx. measurements Sq ft / sq m	
Front shop	40 x 25	1000 / 92.9
Main shop	64.3 x 30'10	1986 / 184.5
Side store at front	20 x 7'3	142 / 13
REAR TWO STOREY EXTENSION	44 x 38'4	1690 / 157
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	(Total 3380 / 314)	
Total approx. area	<b>6508 sq ft / 604.6 sq m</b>	

**OUTSIDE:** Front seating area approx. 45 x 30 maximum.

**SIDE SPACE / REAR ACCESS / CAR PARK FOR UP TO 10/12 CARS.**

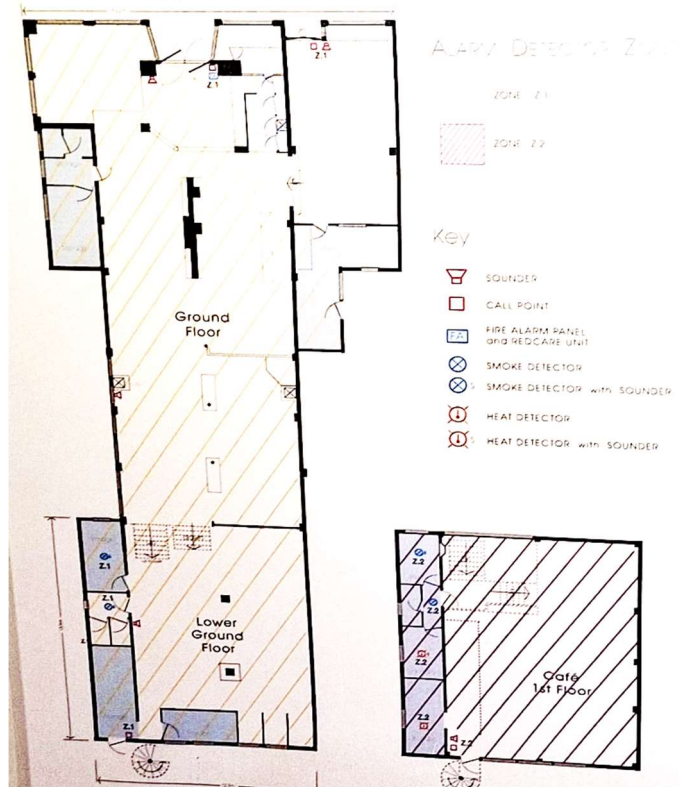
**Terms:** The existing lease to 2038 is available at a Premium, current rent £70000pax no vat, offers around £100,000stc

**RENT: £70000pax no vat**

**RATEABLE VALUE:** £70,500pa

**USE:** Class E

**EPC** Rated C to 2029



**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.**