

Westwood and Company

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

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www.westwoodandco.com

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CLASS E PREMISES TO LET

202 High Street
Cranleigh
Surrey, GU6 8RL



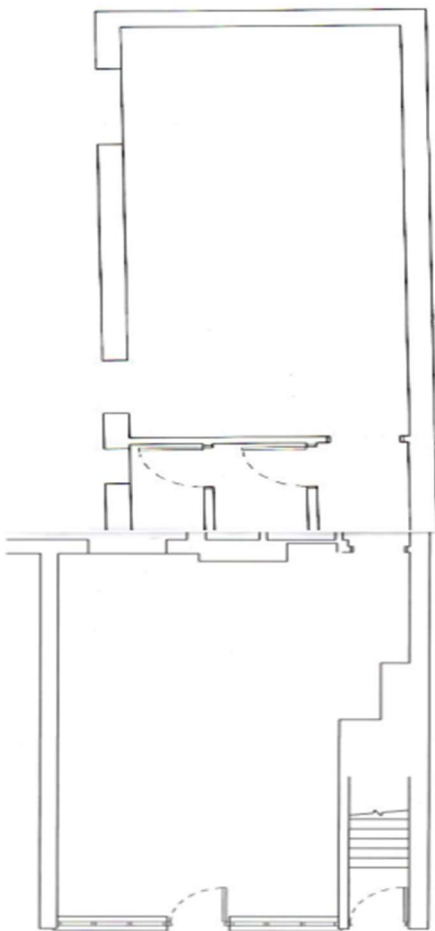
Approximately 700 sq ft / 65 sq m

DESCRIPTION: Class E premises in the thriving centre of Cranleigh, the property is of conventional construction, built in the late Victorian, early 20th Century. The self-contained ground floor shop has side access to the rear, with a separate front access to the upper floors. There is 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.

ACCOMMODATION:

Description	Approx.. measurements sq ft / sq m
Front shop 28 x 17	435 / 40.41
Rear shop 23'4 x 10	243 / 22.57
Kitchen 6 x 3'6	22 / 2.04
WC side entrance	
Total approx.	700 / 65



Floor plan for guidance purposes, not to scale.

(Front of the shop)

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: £15,750. We understand that no rates are payable due to transitional business rate adjustments until March 2025. However, it is advisable that tenants make their own enquiries.

PRICE: £18,000 no VAT.

LEGAL COSTS: Each party to pay their own costs.

**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.**