

# 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

## EXCELLENT INVESTMENT OPPORTUNITY

AT  
248 HIGH STREET  
CRANLEIGH  
SURREY, GU6 8RL



**Salon and Gym Premises let on secure lease producing £22000pax (no vat) with a 3 bedroomed flat over in lovely order offered with vacant possession.**

### Description:

Probably a late Victorian end of terrace shop and flat constructed of brick with tile hung elevations under a pitched and tiled roof, the property also includes a detached Gym building at the rear of timber and steel construction. There is also outside space at the front of the property.

**Situation:**

Located at the start of Cranleigh High Street, close to the Cricket Green and enjoying very high visibility as well as backing onto the Sainsbury car park. Cranleigh is a thriving centre, growing by the day offering all the amenities required including a butchers, bakers and fishmongers... rare these days.

**Accommodation:**

Description		Measurements in sq ft and sq m
Main shop	13'8 x 28'5	389 / 36
Treatment room	20'8 x 13'8	283 / 26
Rear door to outside area and Gym	16'4 x 26'2	428 / 39.8
	<b>Approx. total ground floor area</b>	<b>1100 / 102</b>

\*\*The entire ground floor is air conditioned



GYM

## TREATMENT ROOM



## KITCHEN



### **Rateable Value:**

From April 2026 £13000pa (Qualifies for small business rate relief)

### **EPC:**

Rated C valid to 2035

### **Flat over:**

---

First floor;

Comprises Main Bedroom with views over the green, Sitting Room, Bathroom and fully fitted kitchen.

Second floor;

Stairs from the sitting room leading to two Bedrooms.

**Total approx.. area = 700 sq ft ( 65 sq m)**

### **Council Tax:**

Band B, awaiting confirmation.

---

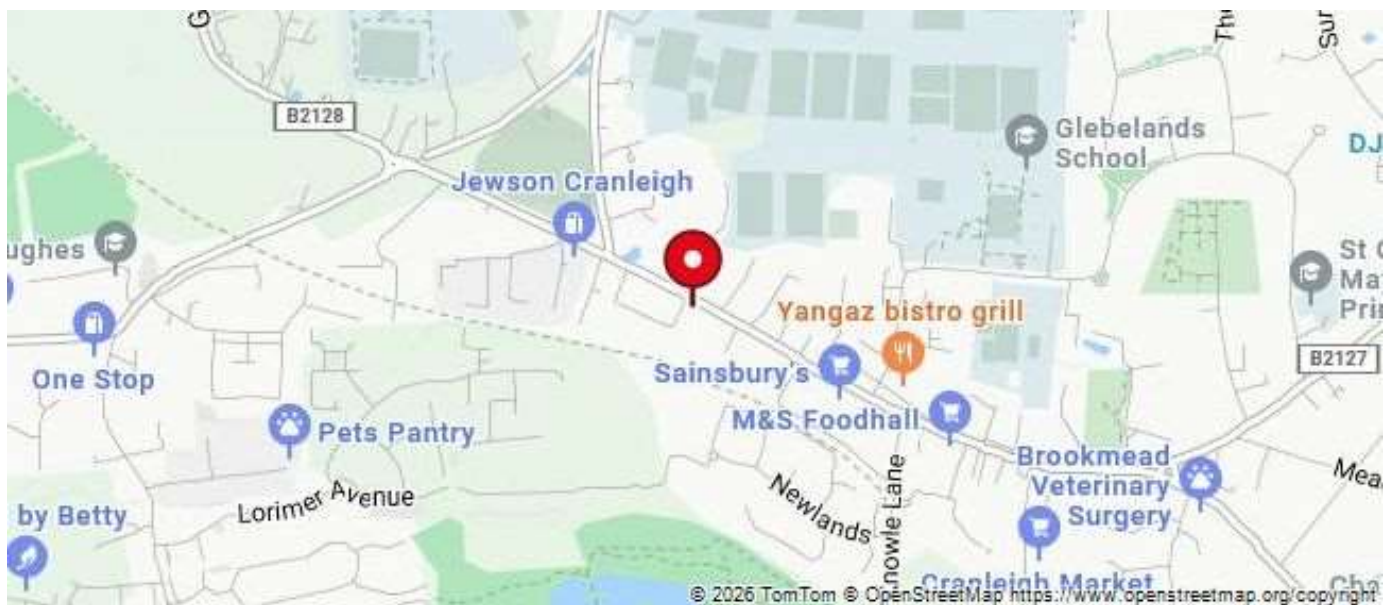
**Terms:**

The Ground Floor is to be let on a full repairing and insuring lease for a term of 10 years with a rent review and Tenant only break clause after 5 years. Break clause requires 6 months prior notice. Rent £22000pax no vat.

The Flat will be vacant upon completion.

**Price:**

£495,000 STC and Lease for this valuable freehold interest.



**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.**