

Westwood and Company

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

1 MINT STREET, GODALMING, SURREY GU7 1HE

TEL: 01483 429393 www.westwoodandco.com

FREEHOLD SHOP PREMISES AND UPPER PARTS FOR SALE

at
202-204 High Street
Cranleigh
GU6 8RL.



APPROX 1,400sq ft (130sq m).

DESCRIPTION:

The property is a late Victorian/Edwardian three storey building, with later additions at the rear (1980's), constructed of brick rendered elevations, beneath a pitched and tiled roof.

SITUATION:

Located in a good trading location at the start of Cranleigh centre. Nearby traders include The Natural Life Shop, Curry Inn, Supadrug, with Stockland Square about 100 yards offering Sainsbury's, Costa Coffee etc. Guildford and Horsham are both about 10 miles, Godalming and Farncombe stations about 7 miles. To the rear of the property is the main Town car park.

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.

Front Office

Middle Office

Rear Office

Kitchen and WC Facilities: 405sqft.

Office: 295sqft.

Total: 1,400sq ft (130sq 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: Commissioned.

RATEABLE VALUE: Shop and Premises: £13,000. Office and Premises: 8,100.

at this rateable value the property would not overall qualify for small business rate relief.

All enquiries to Waverley Borough Council 01483 523333.

TERMS: Freehold for sale with full vacant possession upon completion. £495,000 stc.

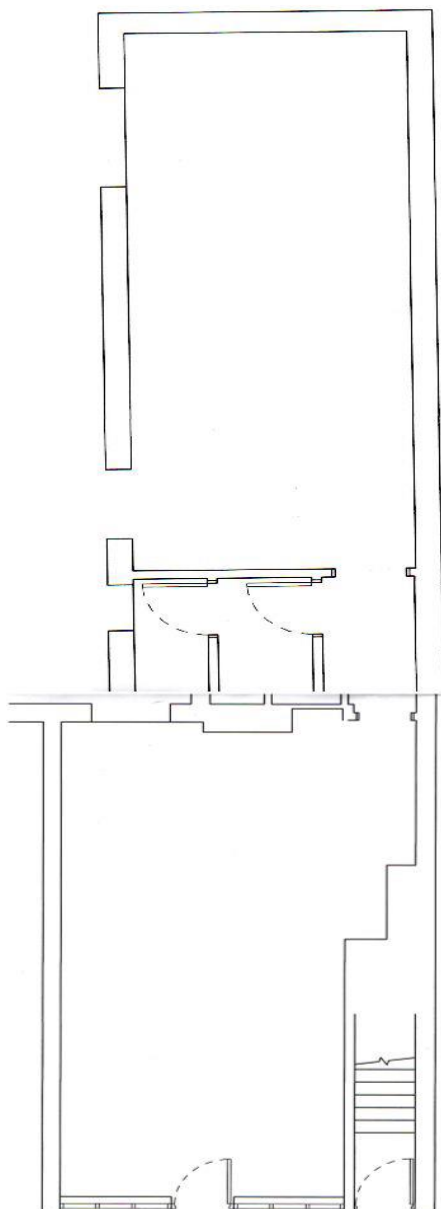
VAT will be applied to the sale price/rent.

LEGAL COSTS: Each party to pay their own costs.

PTO FOR PLAN.....

3)

Floor plan attached not to scale



VIEWING STRICTLY BY APPOINTMENT THROUGH JOINT SOLE AGENTS:



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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.