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Pizza Express Pizzeria
The Stocklund Square, Cranleigh



ADDITIONAL PAIRS
OFF PRICE

TO FOCUS
TO PARTY

Our offers
and services

1/2 price

10

**Owen
Isherwood**
CHARTERED SURVEYORS

TO LET

PRIME HIGH STREET SHOP UNIT "E" CLASS
Suitable for a Variety of Uses (STP) including food.
952 Sq. ft (88.44 Sq m)

UNIT 2 STOCKLUND SQUARE, 166 HIGH STREET, CRANLEIGH, SURREY GU6 8RG

LOCATION

Situated 8 miles southeast of Guildford, the attractive and affluent large village of Cranleigh serves the local residential population. With the premises situated in a busy multiple trading location with nearby retailers such as Sainsburys, M & S Simply Food, Boots, W H Smith and Superdrug all within short walking distance from the subject property, as well as a large public surface car park to the rear.

DESCRIPTION

The accommodation comprises of a ground floor retail space with access to the rear car park for service access. The property is currently suitable for a variety of uses, falling under Class "E" and a front forecourt area could be included with the unit for customer seating. There is one car parking space demised to the tenants within this area.

ACCOMMODATION

Internal Width	5.32m	17'6"
Shop & Build Depth	18m	59"
Total	88.4 sq m	952 sq. ft

TERMS

The premises are to be let on an effective full repairing and insuring lease with terms to be agreed.

SERVICE CHARGE

There is an annual service charge payable for maintenance and upkeep of communal areas.

RENT

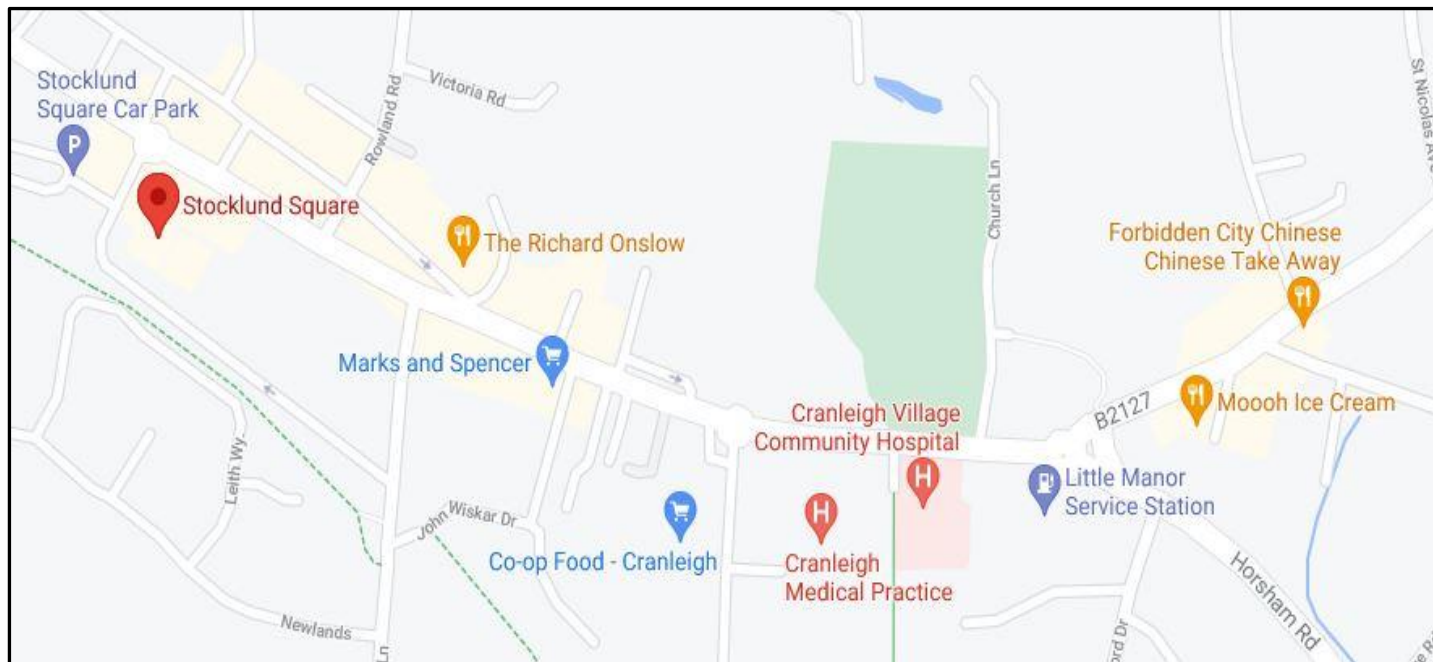
£30,000 per annum +VAT

RATES

Rateable Value (23/24): £27,000

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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