



7

2

INDIAN
TAKE AWAY

Spice

ESTABLISHED
2006

CLOSED

OPERATING HOURS

Mon - Sat 5.00 - 11.00pm

Sunday 5.00 - 10.00pm

Owen
Isherwood
CHARTERED SURVEYORS

TO LET/FOR SALE

RETAIL UNIT
542 sq ft (50.4 sq m)

5 EWHURST ROAD, CRANLEIGH, SURREY, GU6 7AA

LOCATION

Located on the Southern end of Ewhurst Road this property experiences high amounts of road traffic and passing trade. Neighboring stores consist of predominantly local traders including Redford barbers, Surrey Hills Bookshop, WeyAhead beauticians, Upfold construction and Moooh ice cream.

DESCRIPTION

The ground floor Class E retail unit comprises of an open plan trading area to the front with separated storage and office space to the rear with W/C facilities. The shop is fitted with a wood laminate floor and is LED spotlit.

The flat above has been sold on a long leasehold with a remaining 63 years left on the leasehold with a stepped ground rent every 33 years from its commencement in 1987.

ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Total	542	50.4

TERMS

New Lease Terms to be agreed

PROPOSALS

Leasehold value - £12,500 pax
Freehold value - £170,000

RATES

Rateable Value: £11,750
Rates Payable (22/23): £5,738.50
Small Business Rates is available to eligible occupiers

EPC

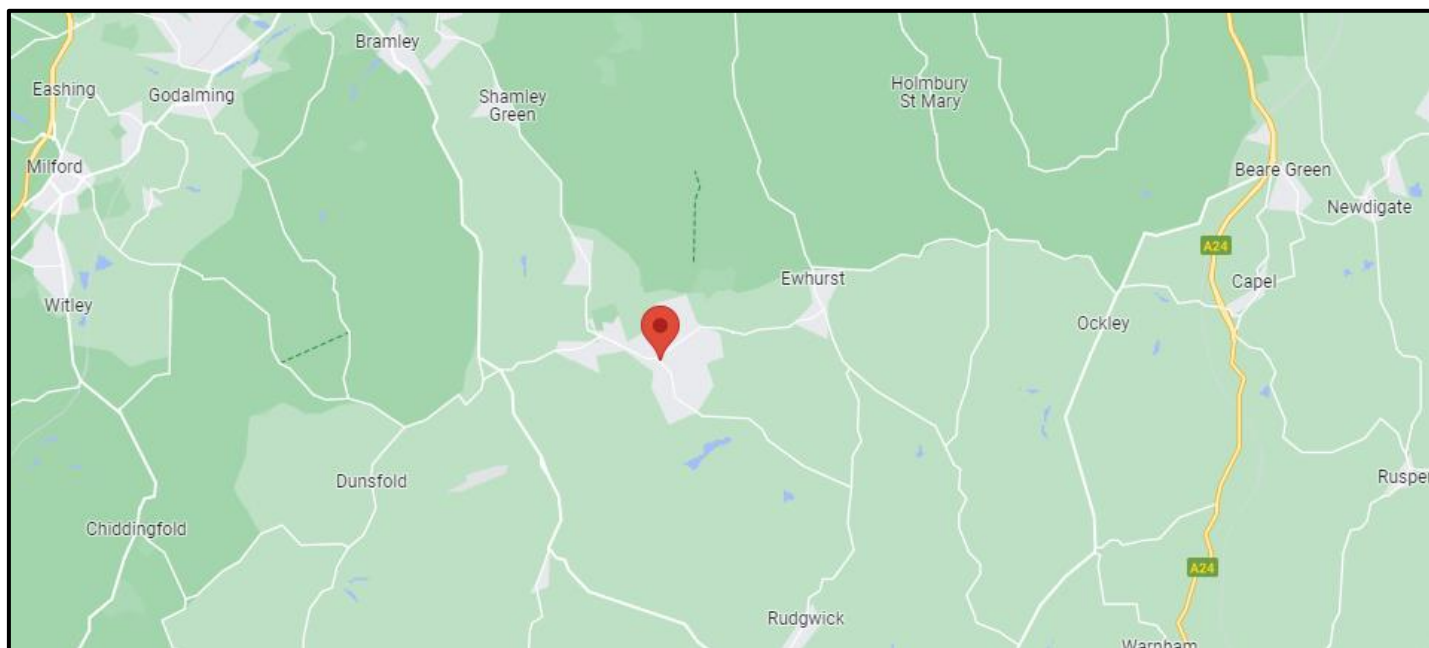
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ANTI MONEY LAUNDERING POLICY

In accordance with Anti Money Laundering Regulations, the successful purchaser will be required to provide two forms of identification and confirmation of the source of funding.

LEGAL COSTS

Each party to bear their own legal costs



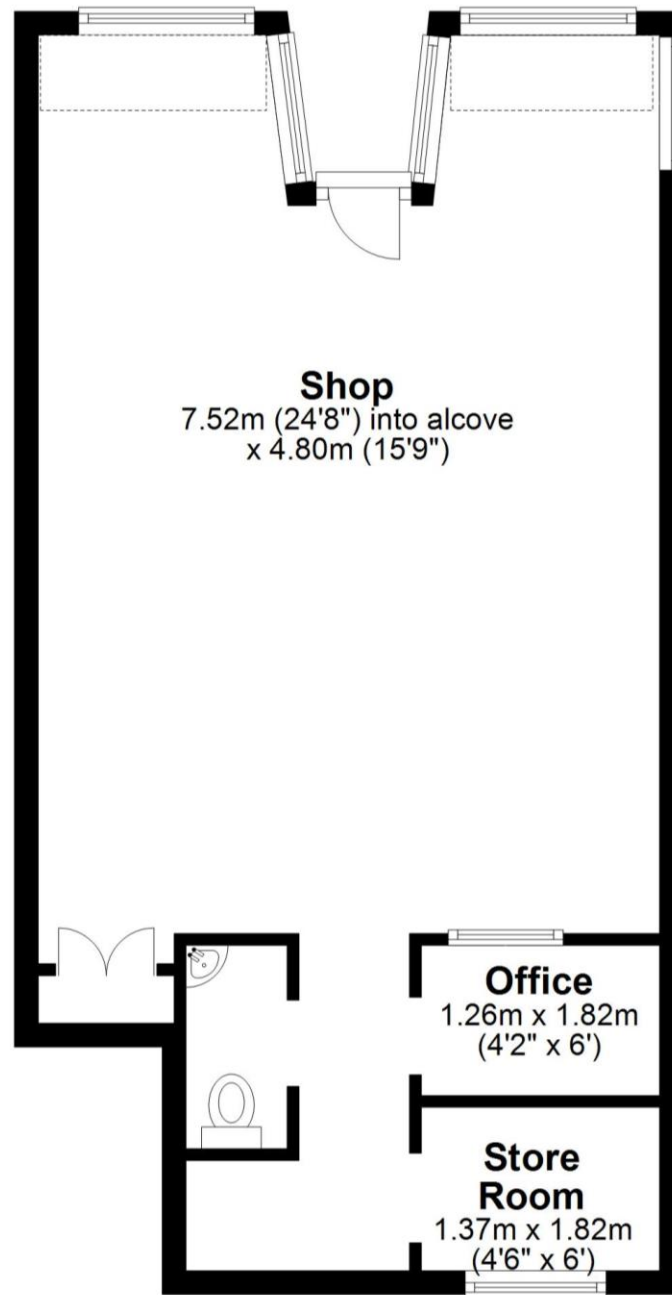
These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee of their operability or efficiency can be given.

Plan produced using PlanUp.