

# 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](http://www.westwoodandco.com)

## PROMINENT FREEHOLD E CLASS INVESTMENT FOR SALE

at  
137 High Street  
Cranleigh, Surrey  
GU6 8AU.

Producing £28,400pa



**DESCRIPTION:** A substantial former bank building arranged over 3 floors, with the two upper floors sold on long leases as two self contained flats and the ground floor let as a dog grooming parlour with rear yard. The property is constructed of brick with a pitched and tiled roof, it is not listed as far as we are aware, but it is within the Cranleigh Conservation Area.

**SITUATION:** 137 High Street is perhaps the most prominent building in the centre of Cranleigh, which is a thriving centre with a Sainsbury's, M&S Food, independent Bakers, butchers and fishmonger as well as multiple traders such as Specsavers, WHSmith's, Co-Op, Boots, Superdrug, Costa, Manns and the up market specialist trader 140. Essentially Cranleigh is a self contained very prosperous small town (it is described as England's largest village) and is growing with a number of major developments currently taking place. Including nearby Dunsfold Park which has consent for 2/3000 houses and retention of the industrial estate

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### **ACCOMMODATION:**

#### Ground Floor

Main Shop: 33/7 x 18/10 = 631 sqft (59sqm)

Rear Shop: 11 x 10 = 110 sqft (10sqm)

Tea Area/ store: 40 sqft (3.7sqm)

**Total Area: 786 sqft (73sqm).**

**Outside Yard Area: 20 x 10/6.**

There is a basement via a trap door in the shop which has not been measured. First and second floors accessed by separate entrance, two self contained flats sold on long leases.

### **THE LEASES:**

#### Ground Floor:

Let on a full repairing and insuring lease (subject to a schedule) to 4 Paws Mobile Spa Ltd for a period of 5 years 3 months from 1<sup>st</sup> September 2018 at a current rent of £28,000pax + vat. There was tenant only break clause after 3 years 3 months, subject to 6 months prior notice, copy lease available.

First and Second Floors: Two long ground leases, ground rent £200pa each. Details to follow.

### **TERMS:**

Offers are invited around £450,000 STC + vat (We expect to sell as a going concern) subject to all the existing leases.

#### **Total Income:**

Ground Floor: £28,000 + vat.

First Floor: £200

Second Floor: £200

**Total: £28,400.**

**E.P.C:** E-113.Valid to July 2028

**RATEABLE VALUE:** £24,000pa at approx. 50p in the £.

**VIEWING:** Strictly by appointment with sole agents.

**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS**

**WESTWOOD AND COMPANY ON 01483 429393**

Website [www.westwoodandco.com](http://www.westwoodandco.com)

**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  
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