



71 High Street
Cranleigh, GU6 8AX

Prime High Street unit

3,644 sq ft
(338.54 sq m)

- Retail unit in prime position
- Suitable for a range of occupiers
- Other retailers nearby include Boots, M&S Simply Food, Sainsburys, Cook and Co-op

Summary

Available Size	3,644 sq ft
Rent	£55,000 per annum
Rates Payable	£21,581.75 per annum Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Rateable Value	£43,250
EPC Rating	C (74)

Description

The accommodation comprises of a former bank premises. Ground floor retail, first floor offices/ancillary accommodation together with a basement. The premises are suitable for a variety of uses and benefits from a terrace area at the front of the property.

Location

Cranleigh is located close to the A281 8 miles equidistant from Guildford to the west and Horsham to the east. The premises are situated in a busy location with nearby retailers Sainsburys, M&S Simply Food, Boots all within short walking distance. Ample parking is available at the Village Way public car park.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,139	198.72
1st - Offices	1,129	104.89
Basement - Storage	376	34.93
Total	3,644	338.54

Terms

The premises are available by way of a new full repairing and insuring lease directly from the landlord.

Legal Costs/VAT

Each party to be responsible for their own legal costs incurred in the transaction.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Richard Newsam
01483 730060 | 07554455920
rnewsam@curchodandco.com

Joseph Smith
01483 730060 | 07808 896311
jsmith@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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