

**FREEHOLD  
SHOP & UPPER PARTS FOR SALE**

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



**202-204 HIGH STREET • CRANLEIGH • SURREY • GU6 8RL**

**LOCATION:** Located in a good trading location close to Cranleigh centre. Nearby traders include Sainsbury's Superdrug and Costa Coffee. Guildford and Horsham are about 10 miles away and both Godalming and Farncombe stations are approximately 7 miles away. To the rear of the property is the main town car park.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131 F: 01483 557549

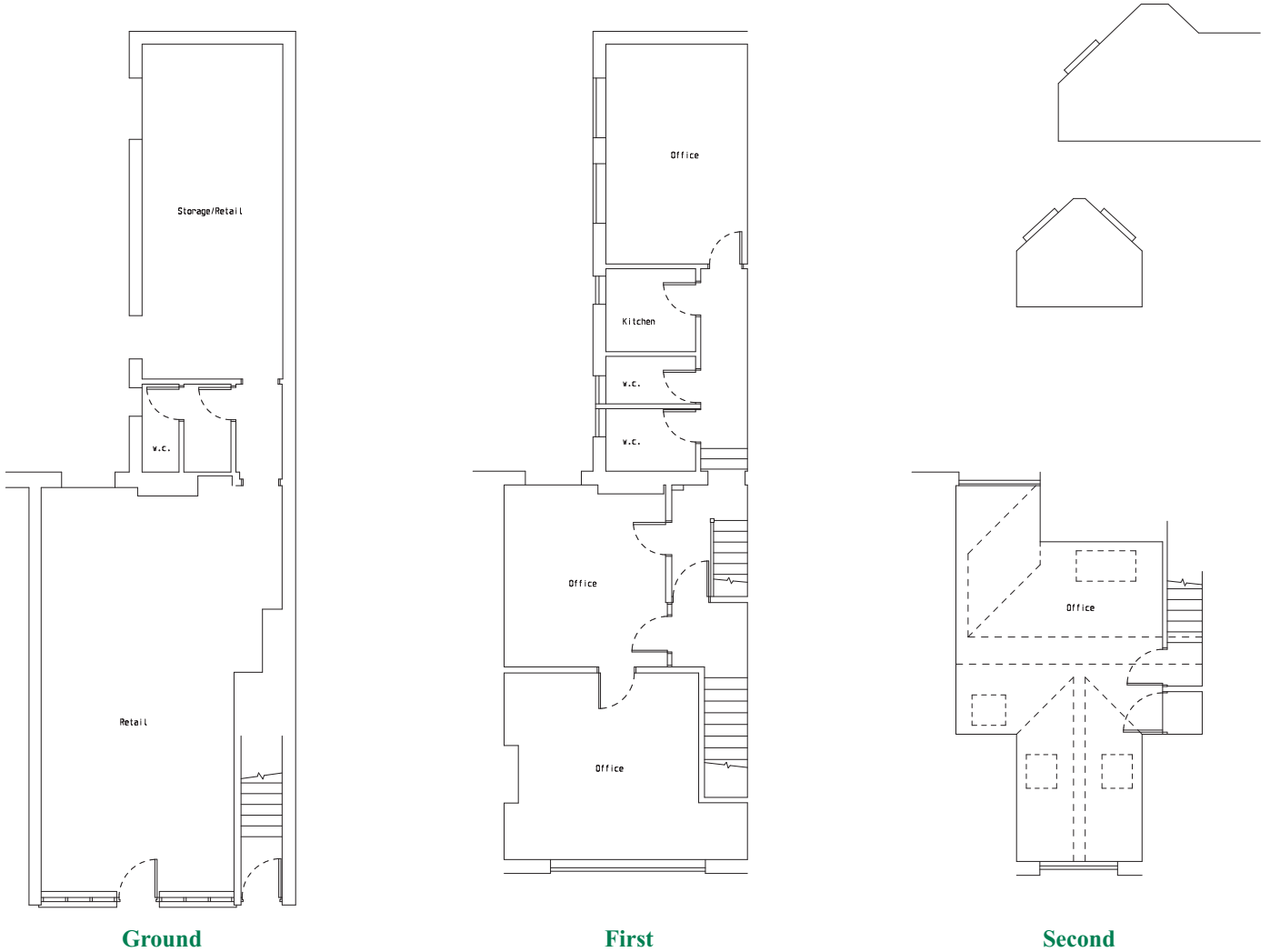
w: www.gascoignes.com e: enquiries@gascoignes.com

**202-204 HIGH STREET • CRANLEIGH • SURREY • GU6 8RL**

**First Floor Office.**



**Plan.**



**Ground**

**First**

**Second**

**Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU**

**T: 01483 538131 F: 01483 557549**

**w: [www.gascoignes.com](http://www.gascoignes.com) e: [enquiries@gascoignes.com](mailto:enquiries@gascoignes.com)**

## 202-204 HIGH STREET • CRANLEIGH • SURREY • GU6 8RL

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

**ACCOMMODATION:** (areas are approx) **Sq ft**  
**Ground floor:** Front Shop 28' deep x 17' wide (max): 435 sq ft  
Rear Shop/Workshop: 23/4' x 10' 243 sq ft  
Kitchen: 6' x 3/6' 22 sq ft  
*WC, side entrance.*  
**Total:** **700 sq ft**

### UPPER PARTS:

**First floor:** Front Office  
Middle Office  
Rear Office  
Kitchen & WC facilities **405 sq ft**

**Second floor:** Office: **295 sq ft**

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.

**TERMS:** Freehold for sale with full vacant possession upon completion.

**PRICE:** **£495,000.00**

**VAT:** VAT is not applicable.

**LEGAL COSTS:** Each party to pay their own costs.

**BUSINESS RATES:** Shop & premises - £13,000.00

Office & premises £ 8,100.00

All enquiries to:

**Waverley Borough Council 01483 523333.**

**VIEWING:** Strictly by prior appointment through the **Joint Sole Agents:**



**Tel: 01483 429393**

Rod Walmsley  
[rod@gascoignes.com](mailto:rod@gascoignes.com)

Andrew Russell  
[andy@gascoignes.com](mailto:andy@gascoignes.com)

John Westwood  
[john@westwoodandco.com](mailto:john@westwoodandco.com)

Jamie Hayes  
[jamie@westwoodandco.com](mailto:jamie@westwoodandco.com)

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131 F: 01483 557549

w: [www.gascoignes.com](http://www.gascoignes.com) e: [enquiries@gascoignes.com](mailto:enquiries@gascoignes.com)

#### NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that; (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.