

Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015

CHARACTER HIGH STREET RETAIL PREMISES TO LET

950 sq ft approx. with PARKING



KENT HOUSE

77 HIGH STREET • CRANLEIGH • SURREY • GU6 8AU

LOCATION:

Cranleigh is a large village in the county of Surrey located approximately 35 miles Southwest of Central London, 8 miles Southeast of Guildford and 25 miles North of the South Coast. Cranleigh High Street provides an excellent range of shops, restaurants, cafes, public houses and other amenities.

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

T: 01483 538131 F: 01483 557549

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

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DESCRIPTION:

The subject property is set back from the High Street (B2128) with nearby occupiers including Sainsbury's, Costa Coffee and Marks & Spencer Simply Food. Cranleigh is a popular shopping destination with good pedestrian and vehicular traffic access. Road communications are also good as the village lies a short distance (4 miles approx.) east of the A281 (Horsham Road) which provides access to the A3, which in turn provides fast and direct access to London (50 minutes). The M25 London Orbital Motorway can be reached in approximately 40 minutes north at Junction 10 (Wisley).

The terraced character premises are very well presented in every respect, both on the Ground and 1st Floor with a wealth of exposed beams and an open staircase leading to the upper parts, suitable for a number of uses, to include predominantly A1 Retail (preferred), or, A2, B1, subject to the necessary consents.

ACCOMMODATION:

The property currently comprises the following accommodation. Please note that the sizes quoted are approximate:

Main Retail/Office:	7.62m x 4.06m = 30.94 sq m (333 sq ft) 2.65m x 4.06m = 10.76 sq m (116 sq ft)
Rear Office 1:	3.02m x 3.12m = 9.42 sq m (101 sq ft)
Kitchenette:	Not measured
1st Floor:	Split by central staircase: Approximately 42.01 sq m (450 sq ft)
WC/Cloak:	Not measured
Outside:	Parking for 2 vehicles

TENURE:

The premises are offered on new lease with flexible terms at a rent of £25,000.00 per annum exclusive

VAT:

The premises are not elected for VAT.

LEGAL COSTS:

Each party to bear their own legal and professional costs.

BUSINESS RATES:

Rateable Value: £16,500.00
Rates Payable: **£7,920.00** per annum for the current 2018/19 financial year

VIEWING:

The premises are available to view strictly by prior appointment through the **Sole Agents:**



Rod Walmsley Andrew Russell
rod@gascoignes.com andy@gascoignes.com

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NOTE:

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