

FOR SALE FREEHOLD

FORMER VEHICLE SHOWROOM, WORKSHOP PREMISES & SELF CONTAINED LIVING ACCOMMODATION

Area 4,316 sq ft (401 sq m) approx.



THE COMMON • CRANLEIGH • SURREY • GU6 8RZ

LOCATION:

The premises are located towards the Western end of Cranleigh in a reasonably accessible position one to The Common and a short distance from Cranleigh town centre which provides a good range of shops and facilities. Access to the major road network is good with the A281 close by providing direct access to Horsham to the South and Guildford (6 miles) to the North.

Cranleigh has regular bus services, however there is no railway station, the nearest being Chilworth (approx. 6 miles distant) and for more frequent services at Guildford. Additionally, there has been and will continue to be a significant amount of new Housing development in Cranleigh with upwards of 2,000 houses being proposed with some schemes already completed. There are a good range of both state and private schools in the area including Cranleigh School, Christs Hospital School in Horsham, Charterhouse in Godalming, and George Abbot School and the Royal Grammar School in Guildford.

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DESCRIPTION: The premises comprise a former vehicle showroom together with ancillary offices and separate vehicle workshop whilst on the upper floors there is a self-contained residential apartment arranged over 2 x floors.

The Commercial premises have been vacant for some time and are in need of upgrading but at present comprises a tiled former car showroom area extending to some 1,582 sq ft, together with a separate office administration area which links with a large inspection/servicing bay which extends to some 1,657 sq ft.

The upper parts (first/second floors) are accessed separately and comprises self-contained living accommodation extending to some 1,100 sq ft approx arranged over 2 levels.

ACCOMMODATION:	(All areas approx)	Sq ft	Sq m
	Ground floor:		
	Offices/Showroom	1,582	147
	Vehicle inspection/servicing bay	1,657	154
	Separate access to:		
	Residential accommodation comprising:	1,100	102
	• Open plan Lounge/Living space		
	• Kitchen		
	• Bathroom		
	TOTAL:	4,316	401

TENURE: The property is held by way of various legal titles.

PRICE: **£595,000.00** with full vacant possession on completion

VAT: The property is not elected for VAT.

LEGAL COSTS: Each party to pay their own costs.

**BUSINESS RATES/
COUNCIL TAX:** **Waverley Borough Council.**

Prospective purchasers are advised to make their own enquiries.

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



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NOTE:

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ENERGY PERFORMANCE CERTIFICATES

Energy Performance Certificate

2 Grantley Villas, The Common, CRANLEIGH, GU6 8RZ

Dwelling type: Top-floor flat	Reference number: 2588-5011-7227-5803-9920
Date of assessment: 28 March 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 28 March 2017	Total floor area: 74 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,826
Over 3 years you could save	£ 993

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 171 over 3 years	 You could save £ 993 over 3 years
Heating	£ 2,280 over 3 years	£ 1,359 over 3 years	
Hot Water	£ 300 over 3 years	£ 303 over 3 years	
Totals	£ 2,826	£ 1,833	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 930
2 Low energy lighting for all fixed outlets	£20	£ 66

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Energy Performance Certificate

Non-Domestic Building

Macleod Garage Ltd
The Common
CRANLEIGH
GU6 8RZ

Certificate Reference Number:
9675-3035-0960-0200-3195

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

84 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m²):	432
Assessment Level:	3
Building emission rate (kgCO₂/m² per year):	71.95
Primary energy use (kWh/m² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

23 If newly built

66 If typical of the existing stock

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