



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

A1/A3 COMMERCIAL UNIT  
1,542 Sq. ft (143.29 Sq m)

COMMERCIAL UNIT, LOXWOOD ROAD, ALFOLD, CRANLEIGH, SURREY GU6 8HW

## KEY POINTS

- Brand New Ground Floor Commercial Unit
- Excellent Position in Popular Rural Location
- Suitable For a Range Of Uses Including Hot Food/Café
- Consented A1 or A3 Planning Use with Potential for "E" user class

## LOCATION

The property is located on Loxwood Road in Alford, a wealthy and attractive village location being approximately 10 miles to the South of Guildford and 4.5 miles from Cranleigh. Dunsfold Aerodrome, where some 2000 houses are soon to be built is 1.5 miles to the North and M&S Foods is located 1.1 miles away on Horsham Road. The nearest rail connections are at Billingshurst Train Station 8 miles away whilst Horsham and Guildford are within 10 miles.

## DESCRIPTION

The commercial unit is a newly built space on a shared site with 8 residential units. The shop and café will consist of an open plan retail area, a store area, space for a kitchen servery and w/c's. There will also be an outside area for additional customer seating. There will be 7 demised parking spaces immediately outside the front of the unit with two of these spaces being disabled bays. Further overflow parking is available around the site.

## TERMS

A new lease is available with terms to be agreed.

## EPC

TBC

## RENT

£30,000 per annum +VAT

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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