



Owen
Isherwood
CHARTERED SURVEYORS

FOR SALE

Class 'E' Retail and Office
6,699.60 sq. ft. (620.59 sq. m)

101-105 High Street, Cranleigh, GU6 8AY

LOCATION

The premises are located centrally within Cranleigh; a village and civil parish, about 8 miles (13 km) southeast of Guildford in Surrey, claimed by some to be the largest village in England. It lies on a minor road east of the A281, which links Guildford and Horsham. The property is located in what would be considered to be 'Prime' location within the High Street in Cranleigh. Nearby occupiers include WHSmith, M&S Simply Food, The Richard Onslow Public House and Nationwide Building Society.

DESCRIPTION

Internally the property consists of mainly ground floor retail space with the right-hand side currently formed of a café & seating. The left-hand side previously being used as showroom with rear storage. The café section is fitted out to a good standard and has painted walls, tiled floors, LED spotlights, exposed wooden beams and air conditioning. The showroom/rear store forms the majority of the retail space across the left-hand side of the ground floor. This has a mix of painted and wallpapered walls, cat II fluorescent lighting and carpeted floors.

The upper parts are formed of offices, storage and staff amenities (kitchenette and wc). The front office are in acceptable condition with laminate/vinyl flooring, painted walls and spotlights. The rear offices and storage has carpeted floors and painted walls and overall is in poor condition with refurbishment/updating needed throughout.

ACCOMMODATION

	Sq M	Sq Ft
Ground Floor Retail	227.92	2,453.30
Rear Store/Retail	118.88	1,279.60
Boiler Room/Storage	37.49	403.50
First Floor	206.20	2,219.20
Second Floor	30.10	344.00
Total	620.59	6,699.60

PRICE

£1.3 million

RATES

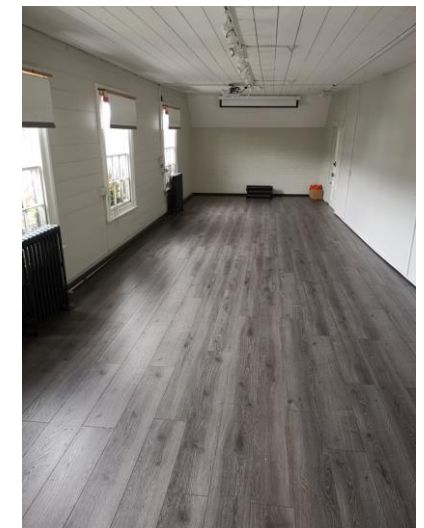
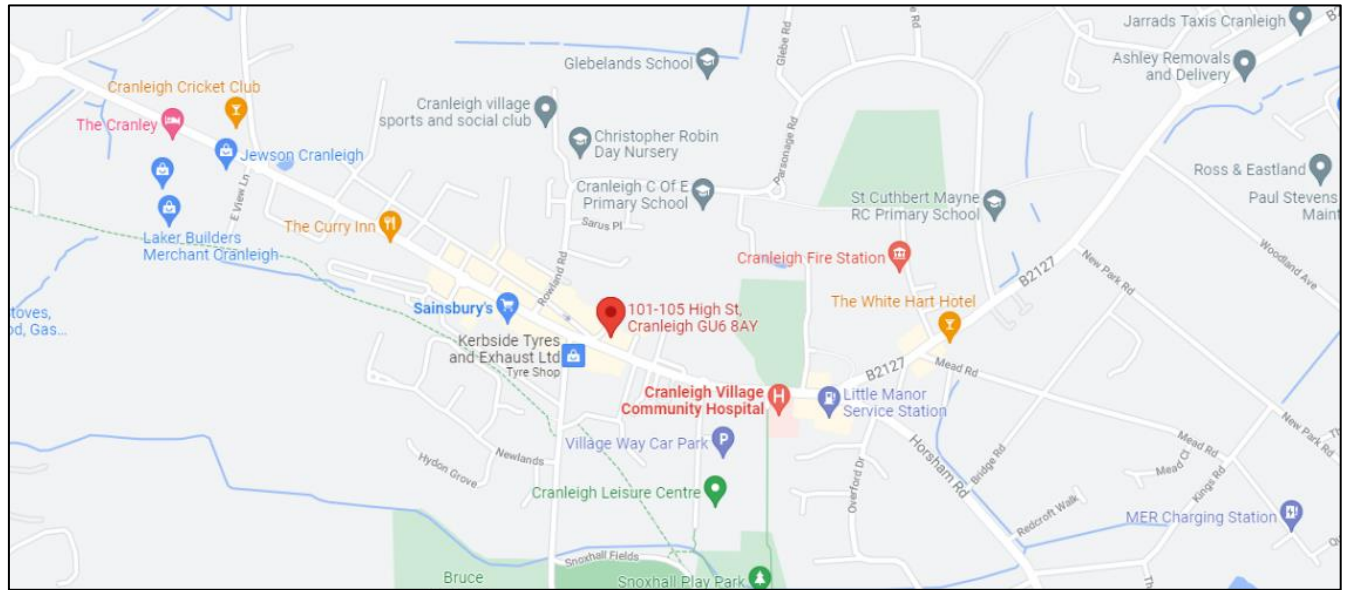
To Be Re-Assessed

EPC

B – 30

LEGAL COSTS

Each party to bear their own legal costs



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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