Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS, INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY.

1 MINT STREET, GODALMING, SURREY, GU7 1HE. T. 01483 429393

www.westwoodandco.com @westwoodandcompany

OUTSTANDING CLASS E PREMISES TO LET

35 HIGH STREET
CRANLEIGH
SURREY, GU6 8AS



Nearly 1,200sqft (112sqm) of Class E space with parking and courtyard.

DESCRIPTION This property is one of the most attractive retail/office buildings in Cranleigh. Blessed with beautiful period elevations, plus an outstanding courtyard to the front, the interior doesn't disappoint and includes a former inglenook fireplace and vaulted beamed ceilings to the first floor. The building is listed and of great age. Its construction is part timber frame and part conventional brickwork, all under a pitched and clay tiled roof. The present configuration was created by a local developer some years ago, with Collins Court being part of the scheme. The property is in excellent order throughout and ready for immediate occupation.

SITUATION Located in the centre of Cranleigh in a very prominent position. Nearby traders include Burns and Webber Estate Agents, Boots chemist, The Post Office, Rawlings Butchers, Joannas Café restaurant, M&S Foods etc. Cranleigh is a thriving small town (England's largest Village) and is growing very fast. Major employers nearby include Cranleigh School and Dunsfold Park. Guildford and Horsham are both about 9 miles, Gatwick is about a 40-minute drive.

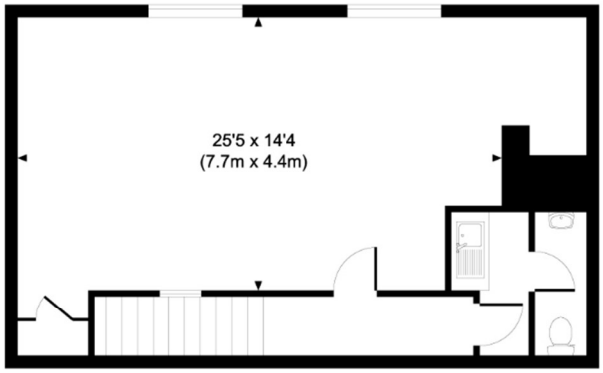
ACCOMMODATION:

Description	**Measurements**	**Approximate sq ft and sq m**
Ground floor Front office/retail area Side office/retail area	 25 x 17'8 plus inglenook fireplace 27 x 8'3	 505 / 46.9 225 / 20.9
First floor (with outside access) Main office/retail area (separated into two offices) Vaulted ceilings and sash windows, Kitchen area WC facilities	 29'8 x 14'3 7'3 x 4	 424 / 39.4 29 / 2.7
	Total approx. area	**1183 sq ft / 109.9 sq m**

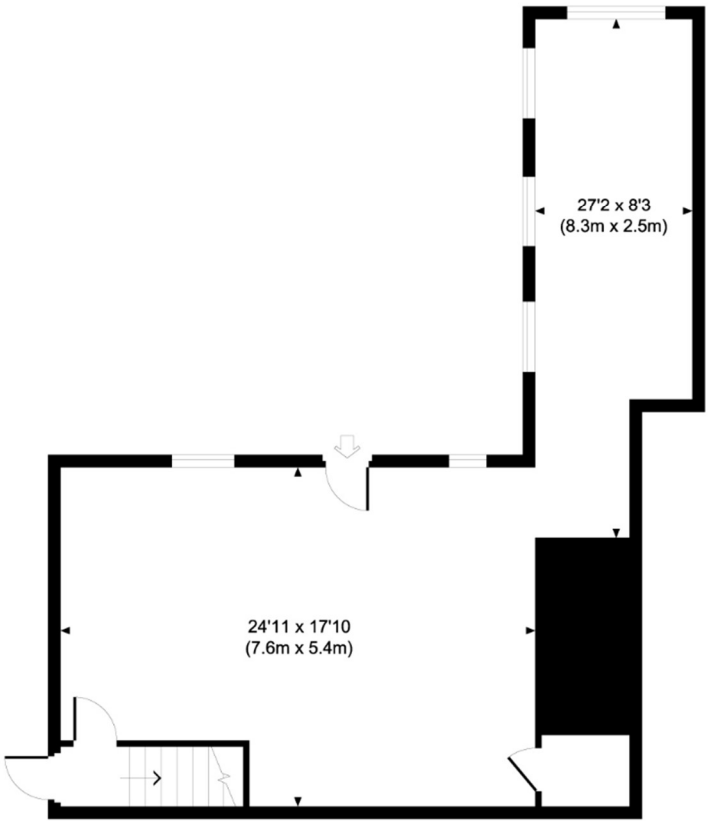
*Outside parking for 2 cars

*Front courtyard with fountain.

****SEE PLANS FOR LAYOUT (FIRST FLOOR OFFICE NOW 2 SEPARATE AREAS)**



FIRST FLOOR



GROUND FLOOR

Not to scale.

TERMS A new full repairing and insuring lease is available for a number of years to be agreed.

RENT: Offers around £32,500 pax (no VAT). **A sale might be considered

RENT DEPOSIT 6 months.

RATEABLE VALUE: £11,250 pa 1 April to present. Qualifying for full small business rate relief, please enquire with Waverley Borough Council.

EPC: Not applicable





VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS WESTWOOD AND COMPANY WHO HOLD KEYS ON 01483 429393

Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected. All negotiations should be conducted through sole agents WESTWOOD AND COMPANY.