

# LARGE TOWN CENTRE 'CLASS E' PREMISES

**TO LET (NEW LEASE)**

*3,127 sq ft (290.51 sq m) approx.*



**50 HIGH STREET • CRANLEIGH • SURREY • GU6 8AG**

**LOCATION:**

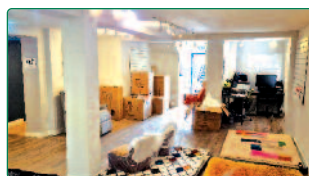
The premises are situated towards the eastern end of Cranleigh High Street on its southern side close to the large public car park and thus convenient for an assortment of shops, restaurants and amenities. Nearby occupiers include Vision Express, Boots, M&S Foods, Co-op and The Post Office.

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

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### DESCRIPTION:

The premises comprise extensive accommodation arranged over ground and first floor, the vast majority of which is ground floor, the first-floor providing ancillary space including kitchen/staffroom, WC facilities and offices/stores.

The premises were until very recently being used as a furniture showroom prior to which the property was occupied by ASK Restaurants.

The premises also benefit from loading/unloading provision to the rear, in addition to car parking for 2 x vehicles.

### ACCOMMODATION: *(Floor areas are approx)*

<b>Ground Floor:</b>	2,527.20 sq ft	(234.79 sq m)
<b>First Floor:</b>	600 sq ft	(55.72 sq m)
Kitchen/Ancillary/WC facilities (separate male & female)		
<b>Total</b>	<b>3,127.00 sq ft</b>	<b>(290.51 sq m)</b>

Rear parking for 2 x cars.

### TERMS:

The premises are available by way of a new lease for a term to be agreed.

### RENT:

**£49,000.00 per annum.**

### EPC:

TBA.

### VAT:

VAT will be applied to the rent.

### BUSINESS RATES:

Rateable Value - £50,500.00 (Shop & Premises).

**Rates payable - £25,000.00 per annum approx.**

### LEGAL COSTS:

Each party to bear their own Professional and Legal costs.

### VIEWING:

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



Rod Walmsley  
[rod@gascoignes.com](mailto:rod@gascoignes.com)

Andrew Russell  
[andy@gascoignes.com](mailto:andy@gascoignes.com)

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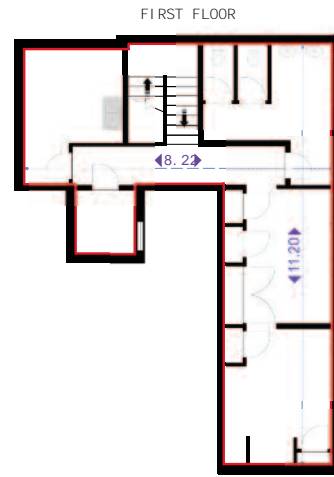
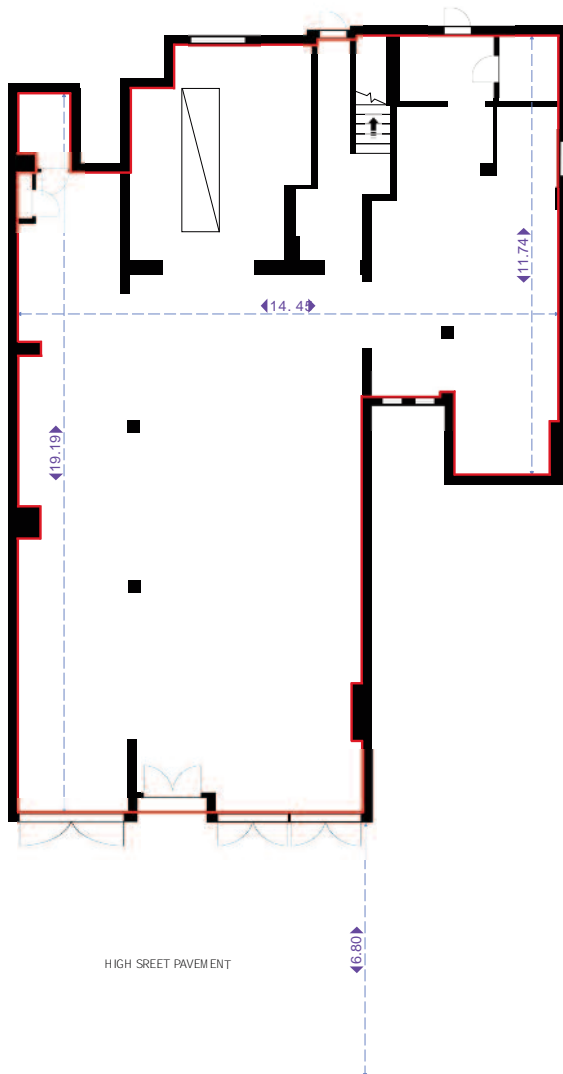
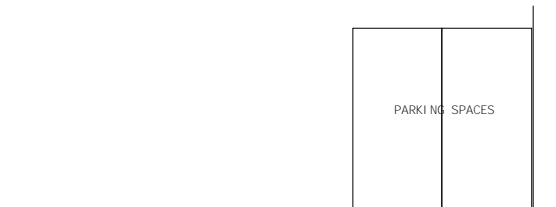
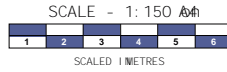
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Key:  
— Area of demise boundary  
— Area of shared access

Date: 12/7/2023  
REF : 16359  
T: 01932 567 500  
Status: Land Registry Submission  
Surveyed by: MT

50 HIGH STREET  
CRANLEIGH GU6 8AG

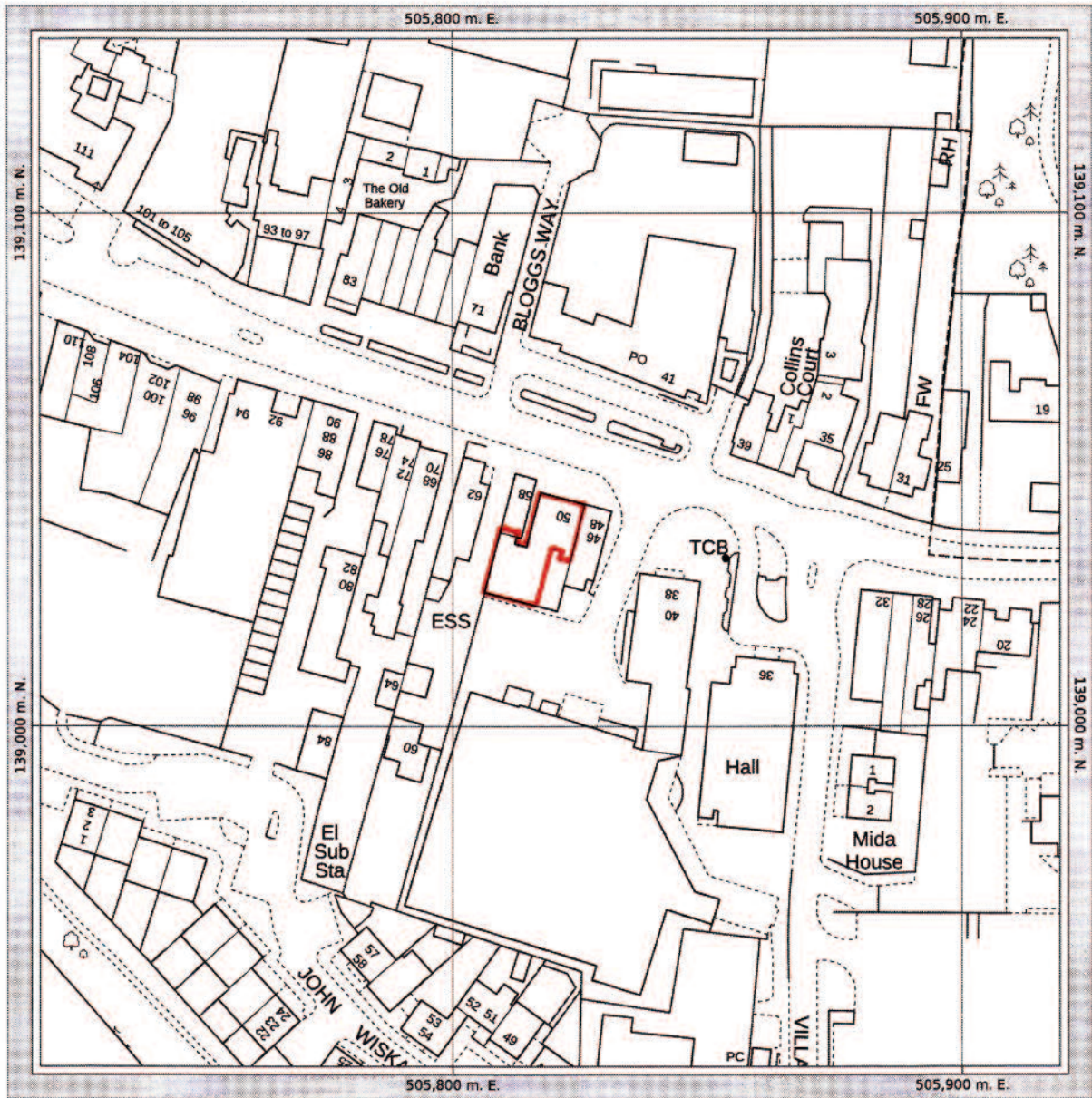


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The representation of features and lines is no evidence of a property boundary.

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0 m 10 20 30 40 50 60 70 m

Ground Scale: 1:1250  
Bottom Left: 505719 138934 Top Right: 505919 139134  
Center: 505819 139034  
Area: 200m x 200m

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