

## 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.

#### THE COMMON • CRANLEIGH • SURREY • GU6 8RZ

#### **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 seperately and comprises self-contained living accommodation extending to some 1,100 sq ft approx arranged over 2 levels.

Sq ft

Sq m

Λ	C	$\mathbf{C}$		MI	M	$\Omega$		T	N	•
$\mathbf{A}$	•		W AL	<b>7</b>	V II '	. , ,	<b>.</b>		 / I 🔻	

4,316	401
1,100	102
1.100	4.00
1,657	154
*	147
	1,582 1,657 1,100

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

(All areas approx)

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

**VAT:** The property is not elected for VAT.

**LEGAL COSTS:** Each party to pay their own costs.

**BUSINESS RATES/** Waverley Borough Council.

**COUNCIL TAX:** Prospective purchasers are advised to make their own enquiries.

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



Rod Walmsley Andrew Russell rod@gascoignes.com andy@gascoignes.com

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

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property. All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial whose sole agents they are give notice that; (i) the particulars are produced in good faith, and are set out as a property; (v) no person in the employment of Gascoignes has the authority to make or give any representation general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) Ltd which is registered in England No. 4336372.

### THE COMMON • CRANLEIGH • SURREY • GU6 8RZ



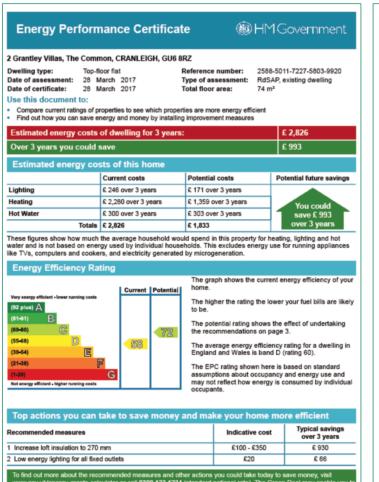


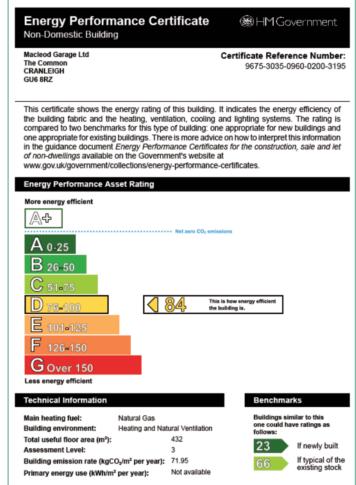
Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

#### THE COMMON • CRANLEIGH • SURREY • GU6 8RZ

#### **ENERGY PERFORMANCE CERTIFICATES**





Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com