

NEW LEASE



CLASS 'E'

COMMERCIAL PREMISES (CLASS E) + Parking

TO LET (NEW LEASE)

500 sq ft (47 sq m) approx.



GROUND FLOOR • MIDA HOUSE • 2 VILLAGE WAY • CRANLEIGH • SURREY • GU6 6AF

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

T: 01483 538131

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



DESCRIPTION:

The premises, a former Boots Cheist, comprise ground floor Commercial space suitable for an assortment of Commercial/Leisure/Wellness uses. The unit benefits from Air conditioning, rear access and on-site car parking provision.

AMENITIES:

- **Air conditioning**
- **Suspended ceiling and recessed lighting**
- **Intruder and Fire alarm**
- **Tiled floor**
- **Electric 'Dimplex' heater over front door**
- **On-site parking provision**

ACCOMMODATION:

(Floor areas are approx)

Ground floor only **500 sq ft (47 sq m) approx**

Kitchenette/preparation area

WC facilities

Car parking to rear

TERMS:

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

RENT:

£18,000.00 per annum exclusive of Business Rates and Building Insurance.

VAT:

The property is not elected for VAT.

BUSINESS RATES:

Rateable value - £18,500.00 (Shop & Premises).

Rates payable - £9,231.00 per annum approx.

NOTE: Small Business relief might be applicable subject to status.

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

Andrew Russell
andy@gascoignes.com

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

T: 01483 538131

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 whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a 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) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.