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CROWES



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CRANLEIGH AUTHENTIC



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Retail Unit - Central Cranleigh
482Sq. ft. (44.77 sq. m)

1 Kent House, 81 High Street, Cranleigh, GU6 8AU

LOCATION

Cranleigh is a quiet village on the South-East border of Surrey, situated deep within a rural setting and benefitting from gorgeous surrounding countryside. It is in the north-west corner of the Weald, a large remnant forest, the main local remnant being Winterfold Forest directly north-west on the northern Greensand Ridge. In 2011 it had a population of just over 11,000.

DESCRIPTION

A ground-floor retail unit with a traditional glass-and-wood-framed frontage, ornate wooden signage frame and extendable fabric canopy. The retail section is square with a low ceiling and access to the rear at the back. A long corridor leads to the Kitchenette at the rear, with WC and fire escape.

ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Shop Floor	361	33.54
Kitchenette/Storage	121	11.23
Total	482	44.77

TERMS

Available for lease immediately.

RENT

£17,000 Per Annum

RATES

Rateable Value (23/24): £13,500pa

Rates Payable (23/24): £6,615pa

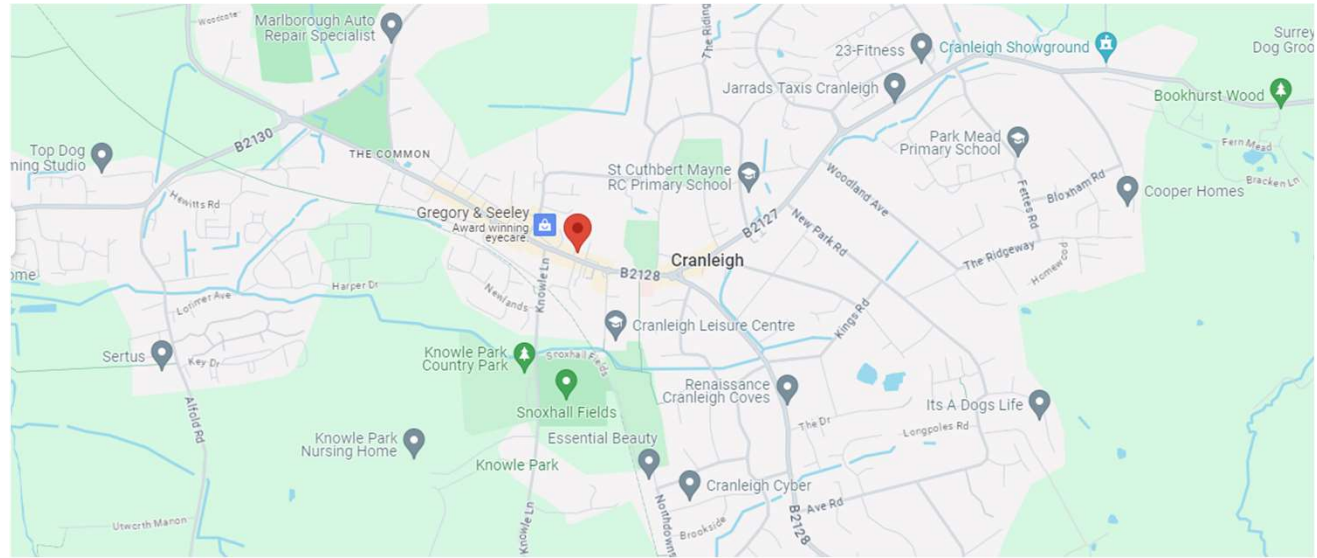
Retail occupiers are currently able to receive up to 75% relief until April 2025.

EPC

C – 72

COSTS

Each party to bear their own 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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