



6 BANK BUILDINGS, 159 HIGH STREET, CRANLEIGH, SURREY, GU6 8BB

- **FREEHOLD SHOP OR RESTAURANT (A1 / A3) WITH BEAUTIFUL 2 BEDROOM MAISONETTE**
- **THREE STOREY PREMISES WITH GARDEN, GARAGE & OFF STREET PARKING**
- **RECENTLY REFURBISHED TO HIGH SPECIFICATION**

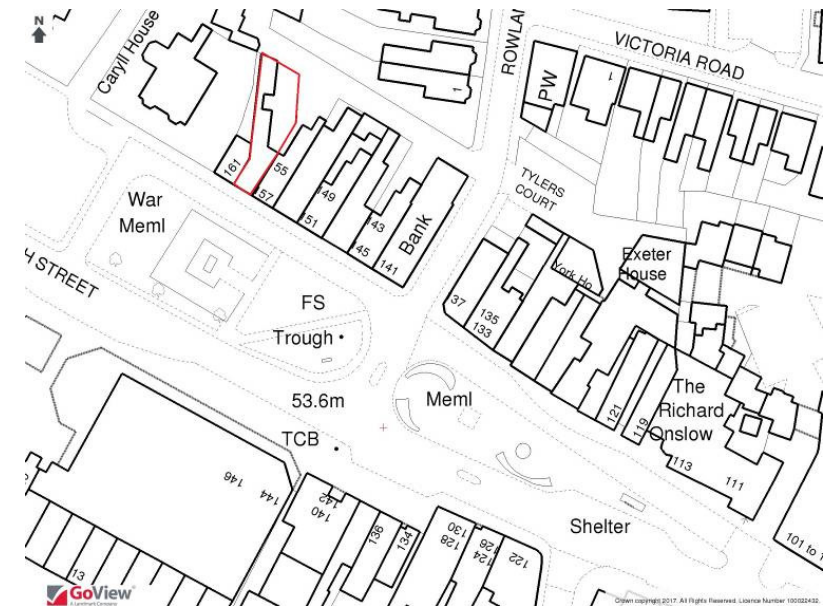
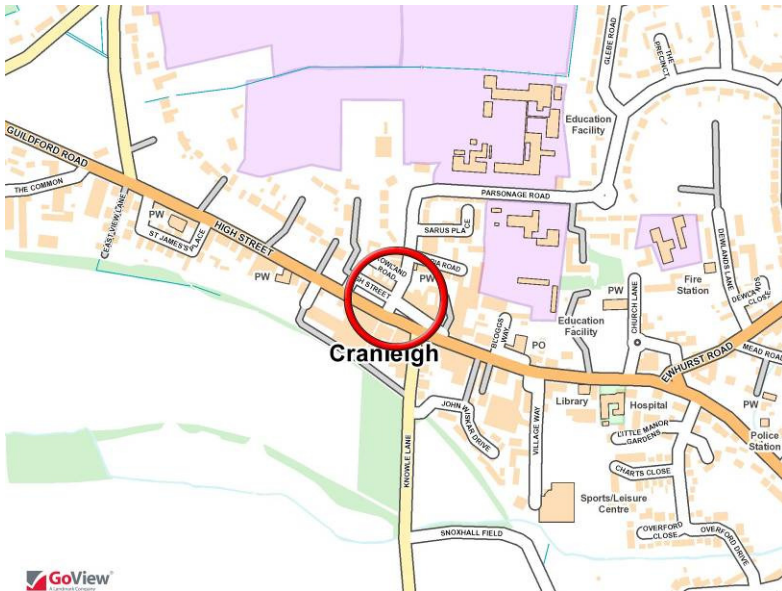
Colyer Commercial
CONSULTANT SURVEYORS

Location

Cranleigh is a large village, located in Surrey and east of the A281 approximately 8 miles (13 km) southeast from Guildford and 11 miles (17 km) from Horsham. The property is in a central position overlooking the War Memorial and is opposite Sainsburys and the main central car park at Stocklund Square.

It is in the vicinity of several other major retailers including Marks & Spencer Food Hall, Superdrug, Costa Coffee, WH Smith, Boots whilst branches of Natwest and Lloyds Bank are close by. In addition, there are a number of small, traditional businesses trading in the area.

Cranleigh has many footpaths accessing the Surrey Hills, an Area of Outstanding Natural Beauty and there is a large leisure centre located in the village.



Description

The property comprises a three storey building, with commercial A1 or A3 use on the ground floor shop with a kitchen and a large garage to the rear. The property could be suitable for other commercial uses subject to obtaining the appropriate planning consent.

The property has recently refurbished with a large split level residential maisonette occupying the first and second floors. There is a beautiful courtyard garden with rear vehicular access and off street parking

The owners bought the property in 2014 and having completed a comprehensive programme of modernisation and re-development. The owners have informed us that they have undertaken many improvements to the property including installing a new kitchen and bathroom fittings, rewiring and re-plumbing with a new modern heating system.

The vendors have enjoyed operating a successful Tea Room and a very comfortable home but now have another project that they wish to attempt and hence the reason for the sale.

Accommodation

159 High Street, Cranleigh, GU6 8BB

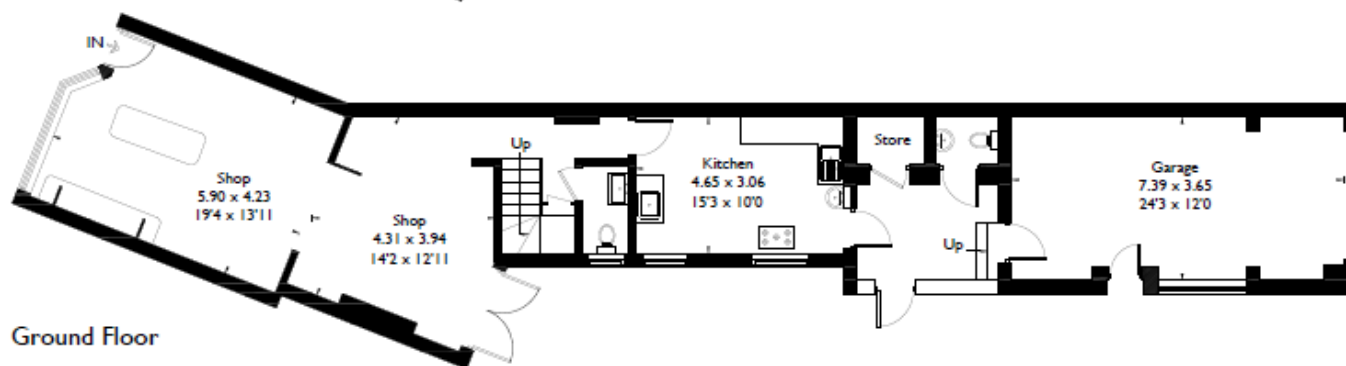
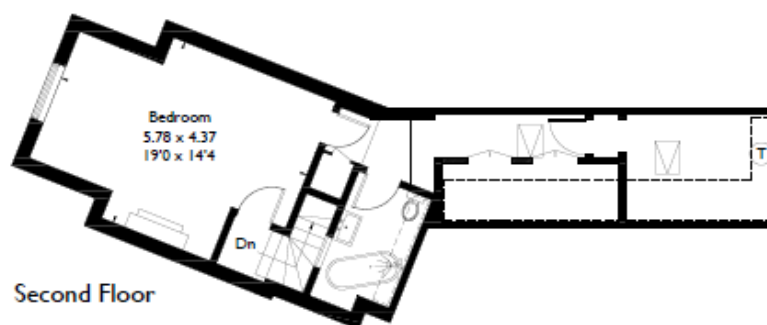
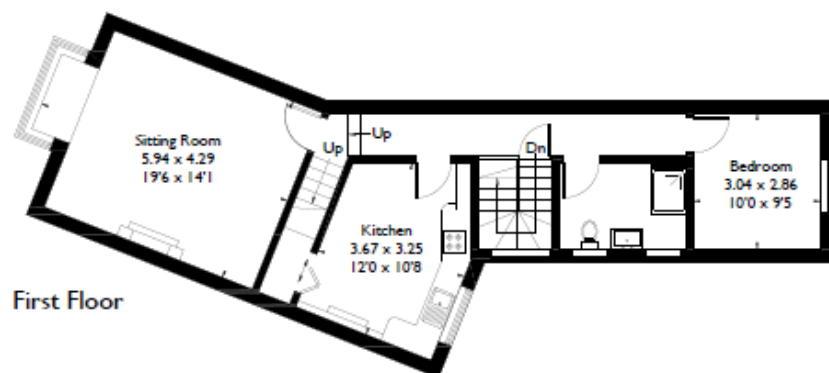
Approximate Gross Internal Area = 186.5 sq m / 2008 sq ft

Store = 1.6 sq m / 17 sq ft

W/C 1.5 sq m / 16 sq ft

Garage 26.6 sq m / 286 sq ft

Total = 216.2 sq m / 2327 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 178322

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Title

The freehold title is offered for sale with vacant possession. The Title number is SY304153

Price

£595,000. Fixtures and fittings may also be purchased with price on application.

VAT

VAT will not be charged on this sale.

EPC

The property has an EPC rating of 73 (C).

Business Rates - No rates payable until April 2018

We have been informed by the Local Rating Authority that the premises are assessed as follows:

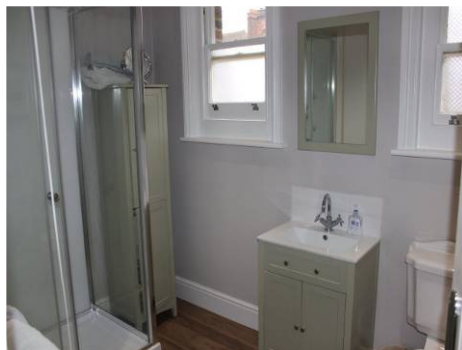
Rateable value: £11,750
UBR (2017/2018) 49.0 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. Small business rates relief may be applicable.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.



STRICTLY BY APPOINTMENT ONLY WITH THE SOLE AGENT

TIM SHEPHERD
01403 275275 or 07921056072
tshepherd@colyercommercial.co.uk

JO PARRY
01403275275
jparry@colyercommercial.co.uk

