



Freehold Investment
Potential for Alternative Use – Subject to Planning

INVESTMENT HIGHLIGHTS

- Let to Vision Express at £16,000 per annum
- Tenant currently holding over
- Potential for redevelopment subject to necessary consents and vacant possession
- Guide price £215,000



LOCATION

Cranleigh is a large and affluent village located in Surrey with a population of approximately 11,000 people (Census 2021). The village lies around 8 miles south-east of Guildford and approximately 35 miles south-west of Central London. Cranleigh benefits from good road connections, with the A281 providing direct links north to Guildford and south towards Horsham.

Retailing in Cranleigh is centred along the High Street, which provides an attractive retailing environment, popular with both local residents and visitors. The High Street accommodates an excellent mix of national and independent retailers, alongside a variety of cafés, restaurants and essential services. Notable occupiers in the vicinity include **Marks & Spencer**, **Café Nero**, **Between The Lines**, **Cook**, **Boots**, **Pizza Express** and **Co-op** together with a range of well-established independent operators.

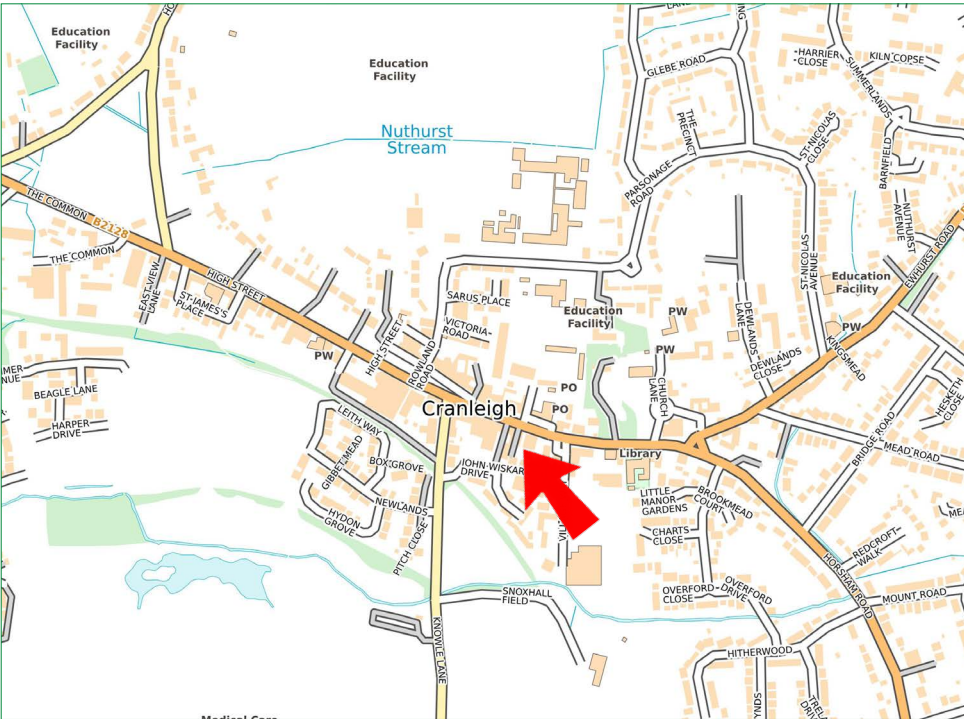


ACCOMMODATION

The ground floor provides following approximate areas:

Ground Floor Sales	38.55 sq m	415 sq ft
First Floor Ancillary	34.84 sq m	375 sq ft
Total	73.39 sq m	790 sq ft

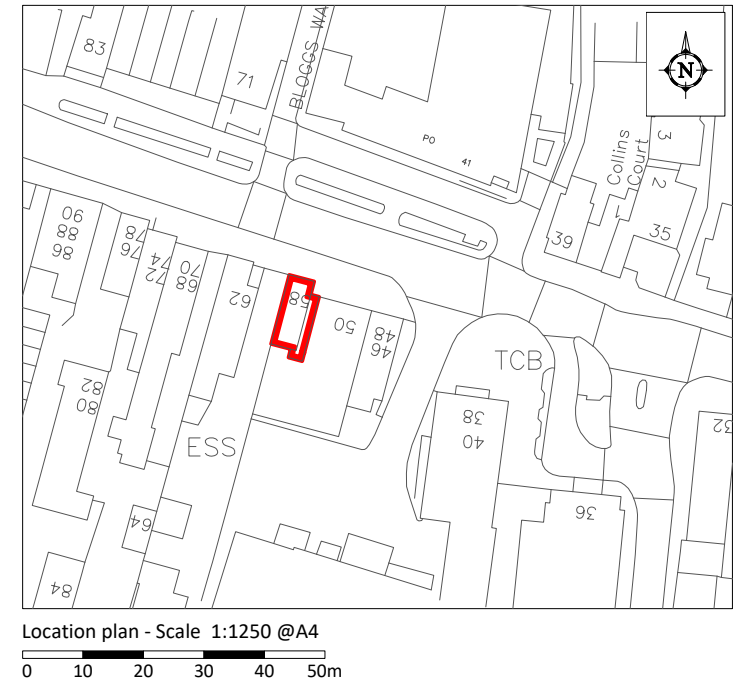
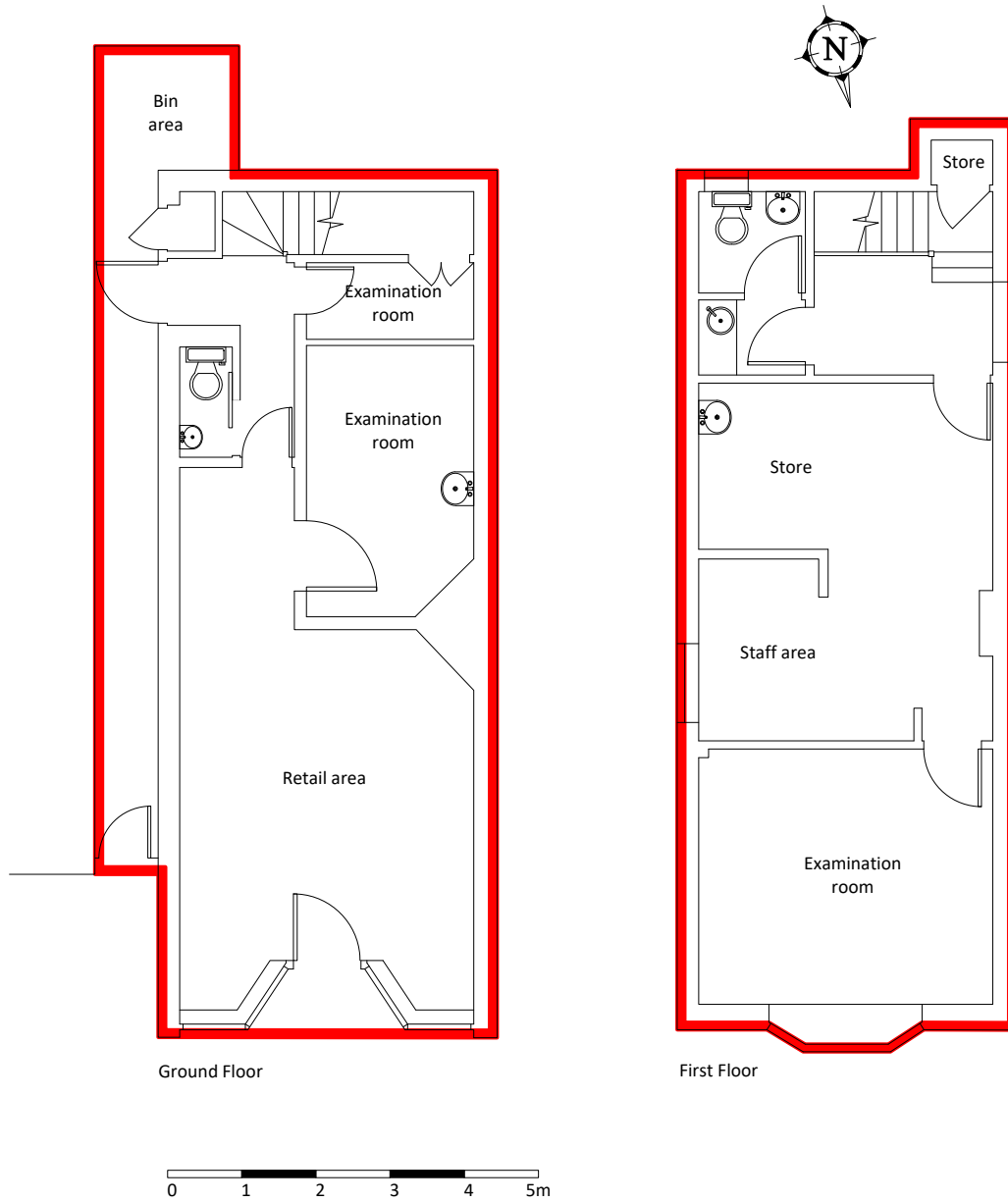
The property benefits from rear access.



GOOGLE STREETVIEW (June 2024)

SEE- www.googlemaps.co.uk/maps

PLANS



Trueplan (UK) Ltd
 Bank Chambers, 36 Mount Pleasant Road
 Tunbridge Wells, TN1 1RB
 01892 614 881
plans@trueplan.co.uk www.trueplan.co.uk

Durnford House,
 58 High Street,
 Cranleigh GU6 8AG

Scale 1:100 @A4
 Drawing No: 64358
 Date drawn: 30-07-2026
 Revision: 02



RATING ASSESSMENT

Current Rateable Value	£13,750
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Prospective occupiers should make their own enquiries to verify this information.

EPC

The property is currently rated within band E. A copy of the EPC is available on request.

TENURE

Freehold.

VAT

TBC.

TERMS

Guide price **£215,000.**

ANTI-MONEY LAUNDERING

Upon agreeing terms, the successful purchaser will be required to provide sufficient information to comply with the Money Laundering Regulations.

LEGALS

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

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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