

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY.

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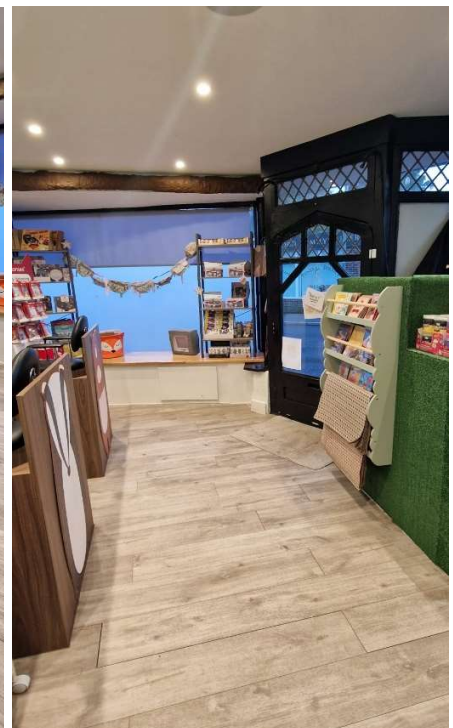
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CLASS E PREMISES TO LET

AT
COBBLERS CORNER
EWHURST ROAD
CRANLEIGH
GU6 7AA

GROUND FLOOR CLASS E PREMISES



DESCRIPTION/SITUATION: Ground floor commercial space currently divided into two separate areas each with their own private entrance, scope to join the two areas to create a larger space if required. Cobblers Corner is located at the end of the High Street in the village of Cranleigh, main traders include M and S Food, Cook, Sainsburys, Neros Coffee, Pizza Express and many other strong local businesses including a butchers and fishmongers. Guildford is 10 miles as is Horsham, major employers include Cranleigh School and nearby Dunsfold Park . Gatwick is about a 40 minute drive.

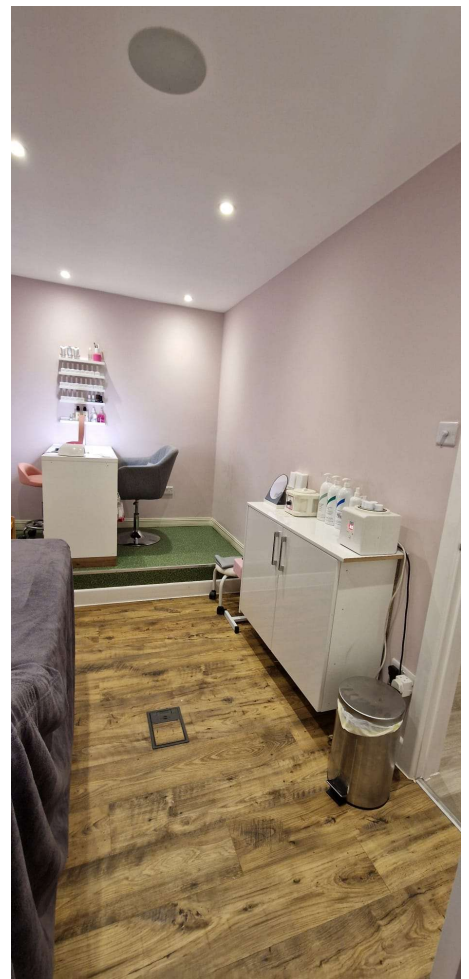
DESCRIPTION		MEASUREMENTS SQ FT/SQ M
Front ground floor retail premises	Fully refurbished with 2 full height windows at the front and side of the property. 14'9 x 11'7	174 / 16.2
Rear ground floor premises	Room with waiting room, treatment room, kitchen area and WC. With a small courtyard to the rear and bin storage. 17'1 x 10'2 and 6 x 6	210 / 19.5
	Total area approximately	384 / 35.7

** it is possible to remove the partition between the two areas, creating one large, versatile retail or service space that could suit a variety of businesses.

RENT GUIDE: £7,000 PAX (VAT IF APPLICABLE)

TERMS: A new fully repairing and insuring lease is available for a period of years to be agreed.

RATEABLE VALUE: £5,600 (from 1 April 2023 to present) we understand that this property qualifies for 100% small business rate relief, however prospective tenants are advised to make their own enquiries.



**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS
WESTWOOD AND COMPANY ON 01483 429393**

Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected. All negotiations should be conducted through sole agents WESTWOOD AND COMPANY.