

# Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,  
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## PROMINENT FREEHOLD CLASS E PROPERTY FOR SALE

at

137 High Street  
Cranleigh, Surrey  
GU6 8AU



**DESCRIPTION:** A substantial former bank building arranged over 3 floors, with the two upper floors sold on long leases as two self-contained flats and the ground floor and basement vacant with rear yard. The property is constructed of brick with a pitched and tiled roof, it is not listed as far as we are aware, but it is within the Cranleigh Conservation Area.

**SITUATION:** 137 High Street is perhaps the most prominent building in the centre of Cranleigh, which is a thriving centre with a Sainsbury's, M&S Food, independent Bakers, butchers and fishmonger as well as multiple traders such as Specsavers, WHSmith's, Co-Op, Boots, Superdrug, Costa, Nerros, Joanna's etc. Essentially Cranleigh is a self-contained very prosperous small town (it is described as England's largest village) and is growing with a number of major developments currently taking place.

**ACCOMMODATION:**

Ground Floor

Main Shop: 33/7 x 18/10 = 631 sqft (59sqm)

Rear Shop: 11 x 10 = 110 sqft (10sqm)

Tea Area/ store: 40 sqft (3.7sqm)

**Total Area: 786 sqft (73sqm).**

**Outside Yard Area: 20 x 10/6.**

There is a basement via a trap door in the shop which has not been measured. First and second floors accessed by separate entrance, two self contained flats sold on long leases.

**THE LEASES:**

.First and Second Floors: Two long ground leases, ground rent £200pa each. Details to follow.

**TERMS:**

Offers are invited around £395,000 STC subject to all the existing leases.

**E.P.C:** E-113.Valid to July 2028

**RATEABLE VALUE:** £24,000pa at approx. 50p in the £.

**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.**