

Owen Isherwood
CHARTERED SURVEYORS

First Floor, 180 High Street, Cranleigh, GU6 8RG

TO LET | 2,321 SQ FT (215.63 SQ M)

Spacious first-floor restaurant premises in central Cranleigh, with an existing cafe bar and commercial kitchen

- Located in the centre of Cranleigh, directly next to large public parking
- Large open-plan restaurant and bar area
- Existing commercial kitchen with extraction
- Extensive glazed frontage with elevated views across Cranleigh
- Air conditioning throughout the main accommodation
- WC facilities



Location

The property is located in the centre of Cranleigh, an affluent Surrey village approximately 9 miles south of Guildford and 10 miles northwest of Horsham. Cranleigh has a busy village centre with a good mix of independent shops, cafés, restaurants and national retailers, including Marks & Spencer, Sainsbury's, Pizza Express and Costa Coffee. The village serves the surrounding residential areas and benefits from good road connections to Guildford, Horsham and the wider Surrey and West Sussex area.

Description

The property comprises a spacious first-floor restaurant extending to approximately 2,321 sq ft (215.63 sq m). The accommodation is predominantly open plan, with a large main restaurant and bar area, together with a separate dining room accessed from the main restaurant. The premises benefit from an existing bar and servery, commercial kitchen with extraction, WC facilities and air conditioning. A particular feature of the property is the extensive glazed frontage, which provides plenty of natural light and elevated views across Cranleigh. The property is accessed via a staircase and retains much of its previous restaurant fit-out, offering an incoming occupier the opportunity to adapt the space to their requirements.

Accommodation

Name	sq ft	sq m	Availability
1st - Main Restaurant	1,604	149.02	Available
1st - Restaurant Room	435	40.41	Available
1st - Kitchen	282	26.20	Available
Total	**2,321**	**215.63**	

Rent

£33,500 per annum

Rates & Charges

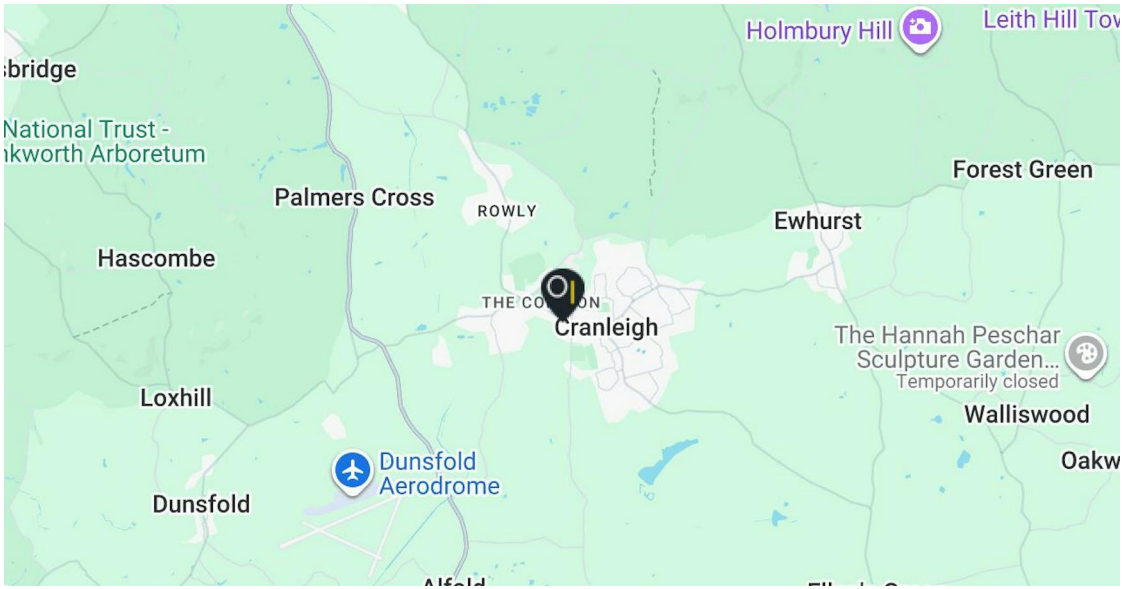
Rateable value: £18,750
Rates payable: £7,162.50 per annum

EPC

D (78)

Legal costs

Each party to bear their own legal costs incurred in the transaction.







Contact

Tom Quelch
T: 01483 300176
M: 07456 899972
E: tom@owenisherwood.com

Alex Bellion
T: 01483 300176
M: 07971 756068
E: alex@owenisherwood.com

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