





## Location

The subject property is located on a prime pitch of Cranleigh High Street in Surrey. Cranleigh is a bustling village located roughly 9 miles South of Guildford and 10 miles Northwest of Horsham. Nearby occupiers include Cook, M&S, Sainsbury's & Pizza Express

## Description

125 High Street is a ground floor retail unit currently occupied by Oxfam and benefits from a small mezzanine storage area to the rear of the shop and 2 demised car parking spaces in the yard to the rear. This property offers significant potential to purchase a solid income producing asset in a very desirable part of Cranleigh High Street.

## Accommodation

Name	sq ft	sq m	Availability
Ground	1,065.50	98.99	Available
Ground - Storage/Offices	1,013	94.11	Available
Total	2,078.50	193.10	

## Price

£350,000

## Rates & Charges

Rateable value: £23,500  
Rates payable: £11,726.50 per annum

## EPC

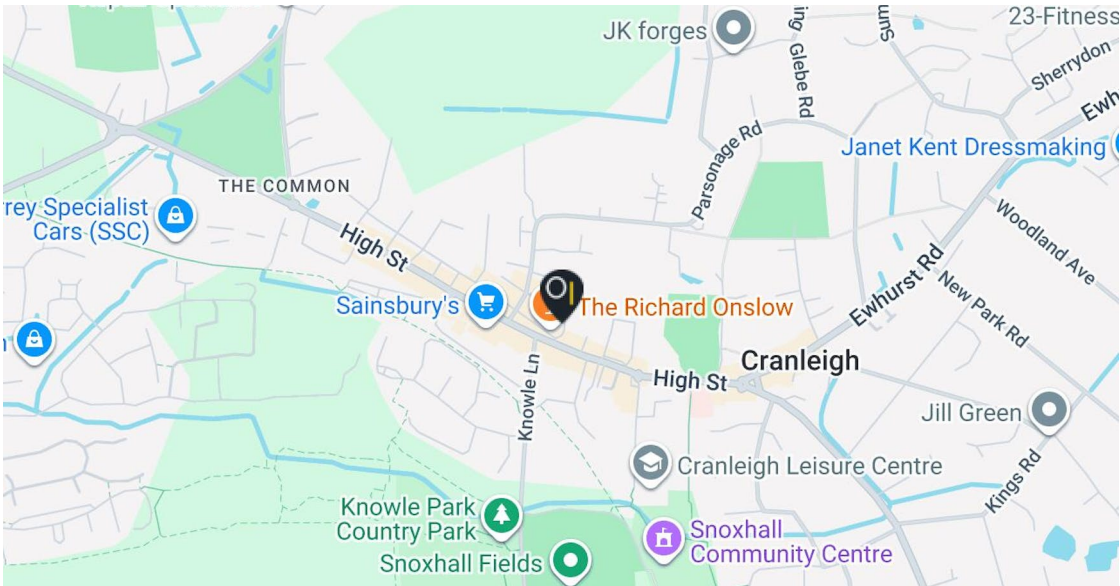
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## Tenancy Details

Oxfam are in occupation on an inside the act lease which expires in June 2027, paying a rent of £27,500 per annum. The quoting price represents a Gross Initial Yield of 7.86%.

## Legal costs

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



## Contact

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