



**TO LET | 313 SQ FT (29.08 SQ M)**



## Location

Cranleigh is a village on the South-East border of Surrey and is surrounded by gorgeous countryside; the subject property is located on Cranleigh's busiest road, the B2128 and is the main vehicular thoroughfare through the village.

The unit benefits from being located in a prominent position within 5 minutes walking distance of bus stops and is on the edge of the main retail trading in Cranleigh.

## Description

A ground floor open plan retail unit previously trading as a cobblers/locksmiths but capable of trading as multiple uses under the new flexible Class "E".

The unit benefits from kitchenette and W/C facilities found at the rear of the site, large window frontage, Air Conditioning and fluorescent tube lighting.

## Accommodation

Name	sq ft	sq m	Availability
Unit - 2 Cranleigh House	313	29.08	Available
Total	313	29.08	

## Terms

New Lease

## Rent

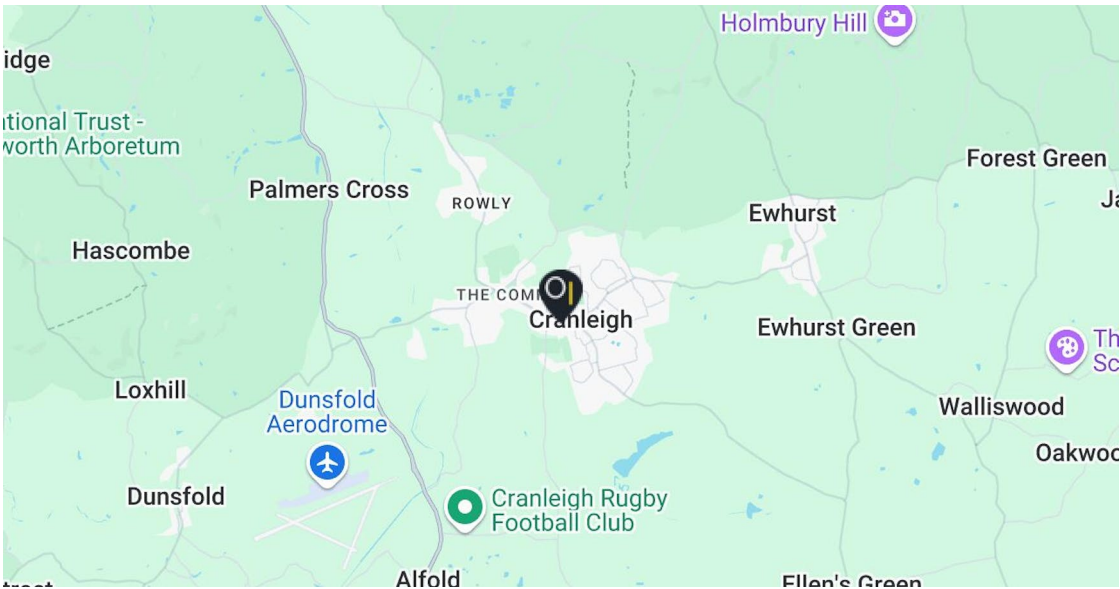
£1,250 per month

## Rates & Charges

Rateable value: £12,750  
Rates payable: £6,362.25 per annum  
Phased Small Business Rates Relief may apply for qualifying Tenants and further enquiries should be made with the Local Authority.

## Legal costs

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



## Contact

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