



On behalf of Barclays Bank

Cranleigh -71 High Street, Surrey GU6 8AX

Retail / Restaurant / Coffee

Location

The property is located on the town's prime retail pitch where nearby national retailers are **M&S Foodhall, Boots, Specsavers, WHSmith, Subway** and the **Post Office**.



Click for Streetview

Description

- This attractive property has increased prominence due to its elevated position on the High Street.
- There is a 280sqft terrace at the front of the property that could suit seating and tables.
- There is glazing to the return frontage, bringing in much light.
- Provides ground floor retail space with basement storage and first floor space also.
- The property has gas.

The premises provide the following approximate dimensions and areas.

Description	Imperial	Metric
Gross Frontage	26'3	8
Shop Depth	90'11	27.7
Internal Width	28'10	8.8
Ground Floor Sales	2,346	218
Seating terrace at Front	280	26
Basement	380	35.3
First Floor	1,080	100.3

Lease

The lease in place is to 21st March 2026. There is a Tenant break clause at 21st March 2023 which gives valuable flexibility and the opportunity to test the property and location.

Note: The Landlord may also grant a new lease

Rent

£50,000pax

Rates

The VOA advise that the rates are:

Rateable Value £43,250
Rates payable £21,581.75

Interested parties are advised to check the business rates directly. Certain concessions may apply.

Legal Costs

Each party are to bear their own associated legal costs.

EPC

Being prepared.

Contact

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