



**Owen
Isherwood**
CHARTERED SURVEYORS

FOR SALE
STP OFFERS CONSIDERED

Class 'E' Retail and Office
1,837 sq. ft. (170.66 sq. m)

Oliver House, 97 High Street, Cranleigh, GU6 8AU

LOCATION

The premises are located centrally within Cranleigh; a village and civil parish, about 8 miles (13 km) southeast of Guildford in Surrey, claimed by some to be the largest village in England. It lies on a minor road east of the A281, which links Guildford and Horsham. The property is located in what would be considered to be 'Prime' location within the High Street in Cranleigh. Nearby occupiers include WHSmith, M&S Simply Food, The Richard Onslow Public House and Nationwide Building Society.

DESCRIPTION

The subject property is formed of one retail space on the left-hand side and then offices on the right-hand side and across the upper parts. Internally the space has exposed wooden beams, painted walls, carpeted floors, power and data trunking, LED strip and spotlights and single glazed wooden windows. In general, the ground floor is in a good condition with only the carpet showing wear and tear and the upper parts are varying in condition with some areas having poor plastering and paintwork. This is due to the roof having been recovered in 2020 and new windows on the front elevation.

ACCOMMODATION

Left Hand Side (GF Only)	822.20 Sq ft	76.38 sq m
RHS (GF and Uppers)	1,014.80 Sq ft	94.28 sq m
Total	1,837 sq ft	170.66 sq m

PRICE

£650,000

RATES

93 – Rateable Value - £12,250

97 – Rateable Value - £17,500

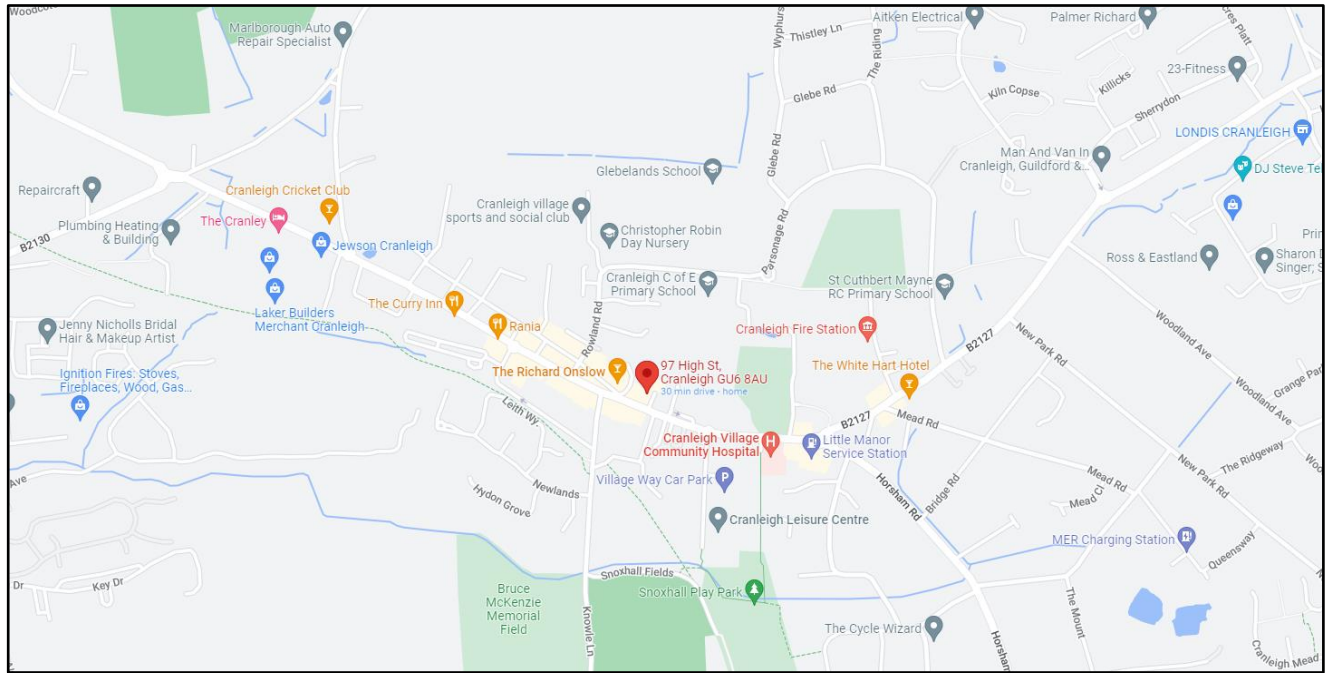
Small Business Rates Relief should apply for eligible occupiers.

EPC

E – 114

LEGAL COSTS

Each party to bear their own legal costs



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.

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