

**RETAIL UNIT  
TO LET**



**EGi's Most Active Dealmaker - Surrey 2016/17**



**CONTENT-A-PET, EWHURST ROAD,  
CRANLEIGH, GU6 7AE**

Prominent Location

Centrally Located in Cranleigh

Potential for A3 / A5 Use (Subject to Change of Use)

**52.77 sq. m. / 568 sq. ft.**



Owen Shipp Commercial  
The Annexe, Saxon House, 28 Castle Street, Guildford, Surrey, GU1 3UW  
www.owenshipp.co.uk

**Location**

The property is situated just off the main retailing pitch in Cranleigh, located after the Southern end of the High Street in a prominent position on Ewhurst Road. This is one of the main through roads in Cranleigh and as a result has a heavy flow of vehicular traffic.

The property is located very close to local retailers such as Dobbe's Flower Shop, Cranleigh Bridal, Woodford Family Funeral and Forbidden City Chinese Takeaway.

**Description**

The subject space comprises of a ground floor retail unit currently trading as Content-a-Pet, but will be offered with vacant possession.

The unit has a flat roof with asphalt covering and a UPVC clad shop front. Internally the floors are solid with wood laminate coverings in the retail area and lino to the rear store areas. There are two store areas and a WC to the rear. Electricity and water services are available.

**Accommodation**

The accommodation is approximately as follows:

Ground Floor 52.77 sq. m. / 568 sq. ft.

**Guide Price**

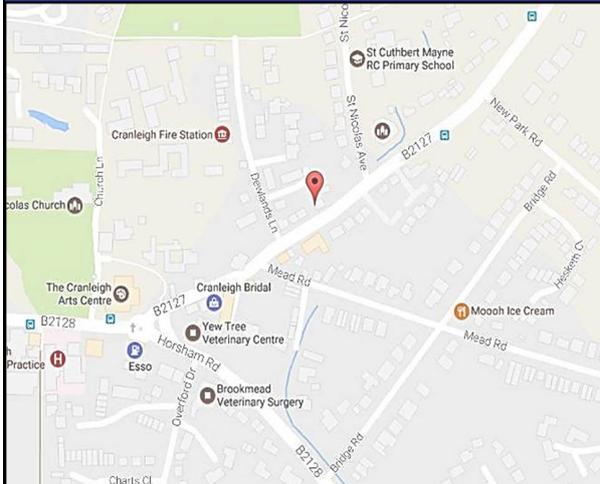
£15,000 p.a. + VAT.

**Rates**

Rateable Value: £6,700  
Rates Payable: £3,122.20 (2017/18)

**100% Small Business Rates Relief is available to relevant applicants.**

**Map**



**EPC**

Rating: D.

**Legal Costs**

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

**Viewing**

Strictly by appointment with the sole agents:

*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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