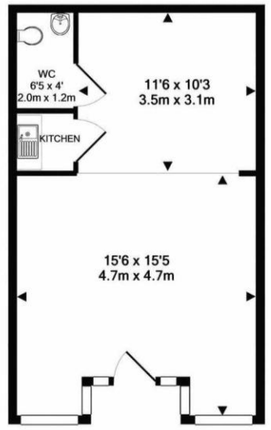
Shop



SHOP
TOTAL APPROX. FLOOR AREA 382 SQ.FT. (35.5 SQ.M.)
Made with Metropix ©2024

Flat 1



TOTAL APPROX. FLOOR AREA 360 SQ.FT. (33.4 SQ.M.)

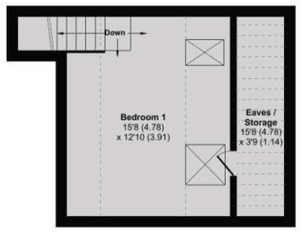
Shop & Flat 1 not in correct orientation

High Street, Cranleigh, GU6

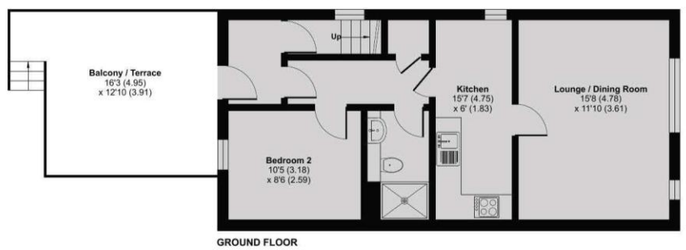
Approximate Area = 651 sq ft / 60.4 sq m
Limited Use Area(s) = 174 sq ft / 16.1 sq m
Total = 825 sq ft / 76.6 sq m
For identification only - Not to scale

Denotes restricted head height

Flat 2



FIRST FLOOR



GROUND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Seymours Estate Agents. REF: 1018984

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 116 - 118 High Street, Godalming, Surrey, GU7 1DJ.

Seymours



226 High Street, Cranleigh, GU6 8RL

£475,000 Freehold

An excellent mixed-use freehold investment opportunity in a prominent Cranleigh High Street position, comprising a ground-floor commercial unit and two self-contained residential apartments, extending to approximately 1,567 sq ft in total, with a potential combined rental income of £39,300 per annum, private terrace and rear parking.





Seymours

Your property partner for life

226 High Street presents an excellent opportunity to acquire a mixed-use freehold investment in a prominent position on Cranleigh High Street. Comprising ground floor commercial premises together with two self-contained residential flats, the property offers an appealing combination of commercial and residential accommodation, with the added benefit of outside space and off-street parking to the rear.

The attractive red-brick building has traditional gabled detailing and a prominent ground-floor shop frontage providing excellent visibility onto the High Street. Positioned directly opposite Cranleigh Common, the residential accommodation also enjoys attractive views across the open green space.

At ground-floor level, the commercial premises extend to approximately 382 sq ft, with a broad glazed frontage directly onto the High Street. Previously occupied by A Cut Above, the unit forms an important part of this versatile mixed-use freehold and is currently vacant.

Flat 1 provides approximately 360 sq ft of well-arranged one-bedroom accommodation, comprising an open-plan living room/kitchen with timber-effect cabinetry and wood-effect flooring, a double bedroom and separate shower room.

Flat 2 is considerably larger, providing approximately 825 sq ft and arranged over two floors. A central hallway leads to a generous lounge/dining room with windows overlooking Cranleigh Common, a separate fitted kitchen, second double bedroom and shower room.

A particular feature of Flat 2 is its substantial private terrace, measuring approximately 16'3 x 12'10, providing valuable outside space with an elevated outlook across the surrounding area. Stairs rise internally to the impressive principal bedroom, set beneath the roofline with sloping ceilings, two large rooflights and useful eaves storage.

Apartment	Accomodation	Approx. Size (sqft)	Rent PCM	Annual Rent	EPC	Tenancy
Flat 1	1 bed, 1 bath	360	£ 925	£ 11,100	D	Vacant
Flat 2	2 beds, 1 bath	825	£ 1,350	£ 16,200	E	Tenant in Situ
Shop	Shop	382	£ 1,000	£ 12,000	B	Vacant
Total	2 Flats + Shop	1567	£ 3,275	£ 39,300		

To the rear is a block-paved parking area, approached via the access alongside the building, while mature trees and established planting provide a pleasantly leafy backdrop.

Cranleigh High Street offers an excellent selection of independent shops, supermarkets, cafés, restaurants and everyday amenities, together with community and leisure facilities. The position opposite Cranleigh Common further enhances the setting, while the surrounding Surrey countryside is also within easy reach.

Overall, the property represents an appealing freehold investment opportunity, combining commercial premises with two self-contained residential units, outside space, car park to the rear with a detached secure store in the heart of Cranleigh.

INVESTMENT INFORMATION: The property is being sold as a single freehold investment comprising one commercial unit and two self-contained residential flats. Flat 2 is currently let, while Flat 1 and the commercial premises are vacant, with a potential combined rental income of £39,300 per annum when fully let. Full tenancy information is available from the selling agent upon request.









