



**Price/premium** £500,000

**Size** 1,711 Square feet

**Ref** #3303

## Address

**Address:** 248 High Street Cranleigh

**Postcode:** GU6 8RL

**Town:** Cranleigh

**Area:** Surrey

## Location

Nestled at the foot of the Surrey Hills and surrounded by beautiful countryside, Cranleigh is a charming and lively village—a welcoming place to live, work, and explore. The High Street is home to an array of cafés, restaurants, boutique shops, salons, and independent businesses.

## Description

### Attractive Freehold Mixed-Use Investment – £500,000

An excellent opportunity to acquire a freehold property comprising a ground floor commercial unit, rear studio, and a split-level residential flat above.

The property is currently owner-occupied and operates as a long-established and successful beauty and aesthetics clinic, with a reformer Pilates studio to the rear. The owner is open to agreeing a new commercial lease on the ground floor shop and studio (measuring 962 sq ft) with a prospective purchaser. Alternatively, the entire property may be available with vacant possession however, we do feel that the owner would like to continue their business from the premises. The flat is offered with vacant possession.

This well-presented building offers strong potential for stable rental income and long-term capital growth. It would suit commercial investors seeking a low-maintenance, mixed-use asset or possibly owner/occupiers.

Please find floor plans attached to details.

Flat EPC - Band E

Shop EPC - Band C

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£500,000
<b>Legal fees:</b>	Each party to bear their own

## Features

- ✓ 'E' Use class
- ✓ Favoured location
- ✓ Freehold
- ✓ High Street location
- ✓ Mixed use

## Property Map



## Important notice

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