

55 HIGH STREET, DORKING, RH4 1AW



SHOP UNIT TO LET

**£30,000
PER ANNUM EXCLUSIVE**



- Prime location
- Retail area approx. 764 sq ft (71.01 sq m)

Situated in the prime retail footfall of the town this unit suits numerous uses STPP. Other nearby traders include Boots and Sainsbury.

Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approximately 6 miles distant.

Reigate

3 pool house bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

T 01306 884685

ACCOMMODATION

The premises currently forms an interesting centre terraced building over two floors currently benefits from a traditional timber double fronted shop front with the potential for clear open plan retail space to a depth of over 55 ft. The lettable space is the ground floor retail unit which is currently divided by partitioning which can be removed or rearranged and ancillary, WC and kitchenette plus pedestrian access to the rear. The retail space benefits from gas fired central heating via radiators, suspended ceiling with lighting. An anomaly of the premises is that there is a first floor room to the front of the building that cannot be accessed independently so is closed off but within the demise

Total internal shop depth 57' (17.37 m)
Average internal width 15' (4.57m)
Approx external frontage 15' (4.57 m)
Kitchen/staff area approx. 116 sq ft (10.77m²)

Total retail area : Approx 764 sq ft (71.01 sq m)

RENTAL

£30,000 per annum exclusive plus VAT at the prevailing rate.

VAT

We are advised that the premises are not elected for VAT.

THE LEASE

The premises are available by way of a new lease direct from the Landlord for a term and rent review pattern to be agreed

COSTS

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

BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:

Rateable Value	£33,250
Uniform Business Rate	£0.504 (April 2019 – March 2020)

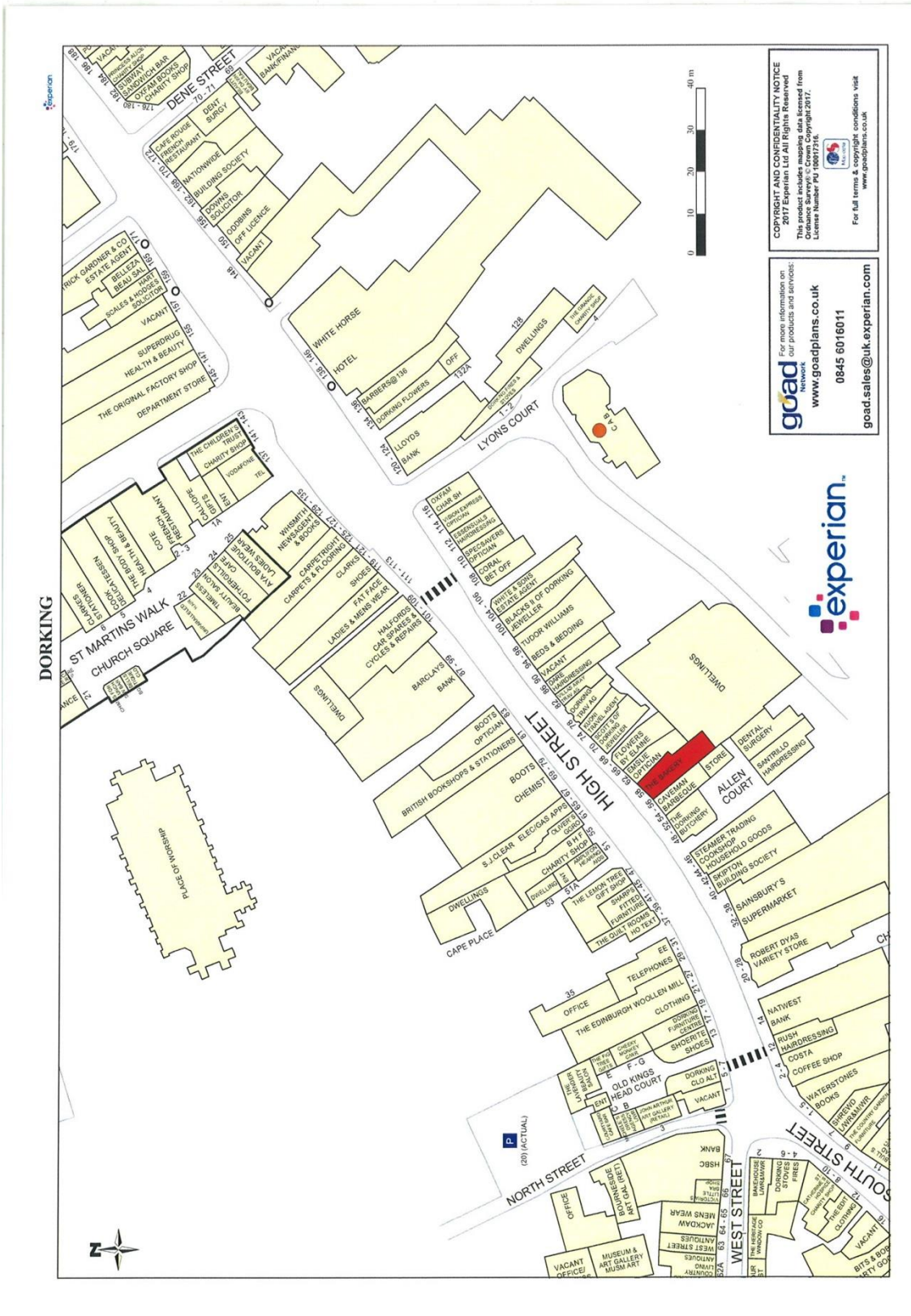
Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

EPC

An EPC has been commissioned for the property.

VIEWING

Strictly by appointment with the Landlord's Agents Robinsons telephone 01306-884685.



GOAD NETWORK
 For more information on our products and services:
www.goaplans.co.uk
 0845 6016011
goad.sales@uk.experian.com

GOAD NETWORK
 For more information on our products and services:
www.goaplans.co.uk
 0845 6016011
goad.sales@uk.experian.com

experian



ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**

T 01306 884685

