

**155-157 HIGH STREET, DORKING RH4 1AD**



**NEWLY REFURBISHED GROUND  
FLOOR RETAIL/CLASS E SHOP UNIT**

**£15,000  
Per annum exclusive**



**Reigate**

1 bancroft road reigate surrey RH2 7RP  
email • reigate@robinsonsmb.com

**Dorking**

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

- Ground Floor area approx. 464 sq ft (43.11 sq m)  
Prominent High Street location opposite The White Horse. In strong footfall situated next to Superdrug and The Works, close to the Post Office
- Freshly decorated and ready for fitting out
- Could suit a number of retail/office/health/beauty /medical options but not hot food

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

**T 01306 884685**

## ACCOMMODATION

Newly refurbished ground floor unit with depth of 24'8" then steps to a further raised area of 10'7". The unit has a traditional  $\frac{3}{4}$  depth glazed timber shopfront with 15ft frontage and the benefit of a separate kitchen and WC to the rear. The unit is presented ready for fitting out painted white with gas fired central heating via radiators, ceiling spotlights, carpeted flooring. This unit would suit a wide variety of uses within the 'E' Use Class, BUT IS RESTRICTED NOT TO BE USED FOR HOT FOOD AND TAKEAWAYS due to there being residential upper parts. The Retail Area comprises:

Ground Floor : 339 sq ft (31sq m)

Raised area : 125 sq ft (12 sq m)

**TOTAL RETAIL AREA NIA : 464 sq ft ( 43.11sq m)**

## RENTAL

£15,000 per annum exclusive.

## VAT

VAT does not apply as we are advised that the premises are not elected for VAT.

## THE LEASE

A new lease for a term by negotiation on a full repairing and insuring basis.

## 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                      £15,250

Uniform Business Rate              £0.49.9 (March 2017- present)

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



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**Misrepresentation Act 1967**

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## EPC

An EPC is available for this property. It has been rated B (38). A full copy of the EPC is available upon request.

## VIEWING

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



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