

67 WEST STREET, DORKING RH4 1BW



RETAIL UNIT TO LET

**£40,000
PER ANNUM EXCLUSIVE**



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

- AVAILABLE SHORTLY ! Former HSBC bank premises
- Retail area approx. 1087 sq ft (101m²) plus large basement 1099 sq ft (102m²) GIA
- Bold prominent frontage facing Pump Corner
- Attractive façade with deep return frontage
- Frontage enjoys the busy A25/West St passing traffic
- Could suit a number of E classes uses (no hot foods)
- The remainder of the building will form new flats

T 01306 884685

LOCATION

Situated on the prominent Pump Corner junction where West Street/South Street/North Street A25 converge this former bank premises sits in the heart of the town on this busy and visible junction. There are pay and display car parks just a few steps away in North Street and Church Street. Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approximately 6 miles distant.

ACCOMMODATION

Robinsons are delighted to offer for rent the ground floor and basement of this landmark former bank building with imposing return frontage offers great commercial appeal. The building is being redeveloped into residential flats over the rear of the ground floor and uppers leaving the commercial unit with large basement for commercial use and is suitable for a variety of uses with Use Class E but restricted with no hot food operations invited to take a lease.

The premises are offered to the market comprising of the ground floor totalling approx 1087 sq ft GIA from which WC's kitchen and ancillary will need to be created and includes the existing strong room PLUS the large basement of approx 1099 sq ft with good head height forms useable space that could form business space or ancillary as a new occupier requires.

**GROUND FLOOR AREA APPROX 1087 SQ FT (101 m²) PLUS LARGE BASEMENT
1099 SQ FT (102 m²)GIA**

RENTAL

£ 40,000 per annum exclusive.

VAT

We are advised that the premises is/is not elected for VAT at present.

THE LEASE

A new lease to be granted for a term and rent review pattern to be agreed on an equivalent full repairing and insuring basis.

COSTS

Each party to bear their own legal costs in the matter.

BUSINESS RATES

To be reassessed once the building is remodelled.
entering into any contract.



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EPC

An EPC is available for this property. It has been rated D (90). A full copy of the EPC is available upon request.

VIEWING

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



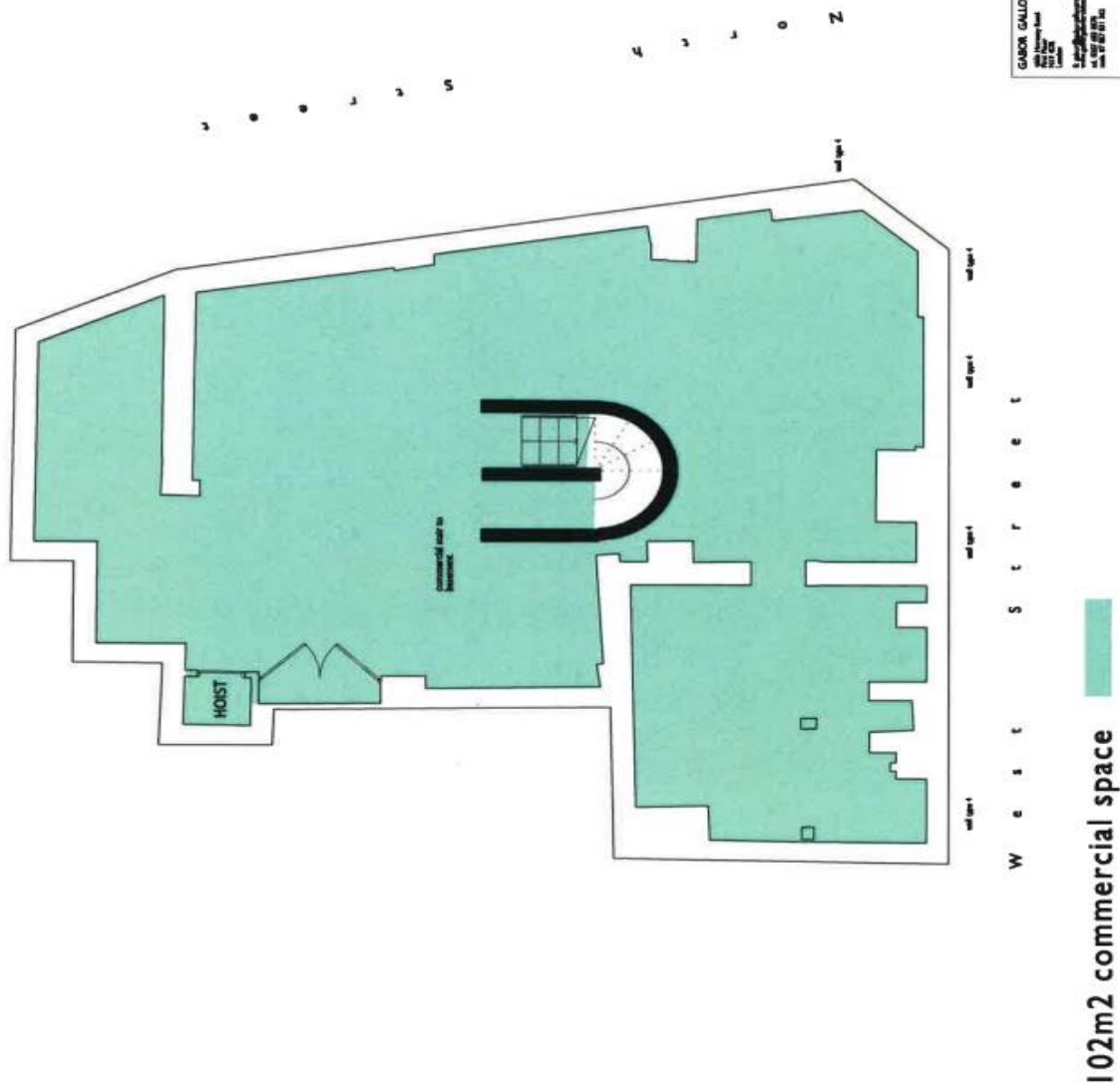
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GARDIN GALLON ARCHITECT		HSBC Dorking	
100 Newbury Road Dorking, Surrey GU10 1AA		47 West St, MK4 1BW	
Landscape Architect Tel: 01306 884685 Fax: 01306 884686 Email: info@gardin-gallon.co.uk		commercial floor lower ground	
REVISION/NO.		094 - 81	DATE
			November 2014



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