

2-4 WEST STREET, DORKING, RH4 1BL



RESTAURANT TO LET

£38,500  
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

- Landmark period RESTAURANT building
- Currently arranged as 60/70 covers over three floors
- Dating back to 1500's Grade II Listed
- Close to the junction of West Street and High Street

Situated in West Street, famous for its antique trade, this attractive period premises is set over three floors and suitable for continued restaurant or alternative uses (subject to consents). Located in the heart of the town with amenities nearby the M25 at Leatherhead which is approximately 6 miles distant.

**T 01306 884685**

## DESCRIPTION

An historic Listed premises of considerable charm predominantly of timber frame construction formed across two interconnecting buildings with a wealth of attractive features including exposed beams and open fireplaces, situated in a good trading position in West Street, close to its junction with the High Street in Dorking and ideally suited for the nearby carparks. The premises which have operated as a restaurant for over 25 years are very versatile with accommodation over three floors currently arranged as ground floor restaurant of approx. 24 covers plus kitchen and ancillary, first floor operating as restaurant providing space for around 30 covers plus WC facilities with second floor which has provided a private dining room for around 12 covers. A dumb waiter serves the upper floors from the ground floor kitchen. Offered in smart order having been latterly refurbished by the last operator and with the benefit of a basement immediate vacant possession is offered.

## ACCOMMODATION

Ground floor restaurant	581 sq ft	(53.98m <sup>2</sup> )
Ground floor kitchen	231 sq.ft.	(21.46m <sup>2</sup> )
First floor restaurant	382 sq.ft.	(35.49m <sup>2</sup> ) plus WC's
Second floor dining area	226 sq.ft.	(21.00m <sup>2</sup> )
Basement	231 sq.ft.	(21.46m <sup>2</sup> )

**In total over 1651 sq ft (153.38m<sup>2</sup>) of accommodation plus ancillary areas**

## LICENCE SUMMARY

For reference the current premises licence permits opening hours at the premises Monday to Sunday 09.00 to 02.00pm.

## RENTAL

£38,500 per annum exclusive. There is no VAT payable on the rent.

## VAT

We are advised that the premises 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 be responsible for either own legal costs in the matter.



T 01306 884685

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





## BUSINESS RATES

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

Rateable Value	£34,750
Uniform Business Rate	£49.9 (April 2017 – current)

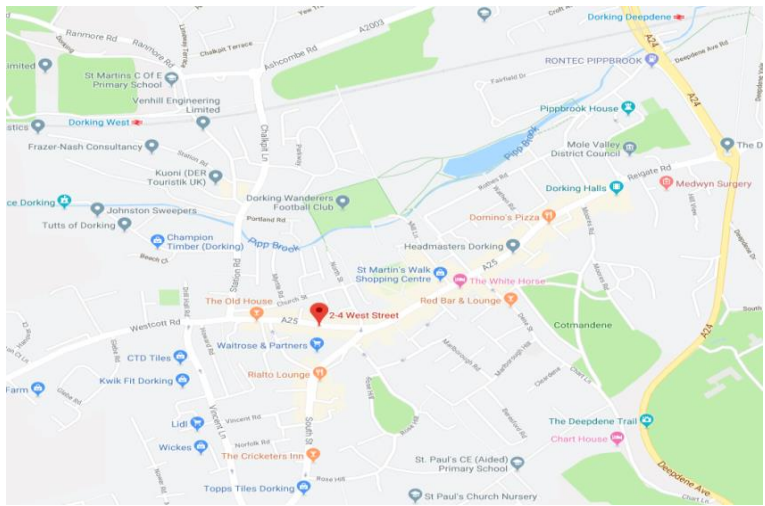
Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

## EPC

An EPC is available for this property. It has been rated C (52). A full copy of the EPC is available upon request.

## VIEWING

Strictly by appointment with the Landlord's Sole Agent: Robinsons telephone 01306 884685.



T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including [www.dorkinglettings.com](http://www.dorkinglettings.com) and [www.reigatelettings.com](http://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](http://www.dorkinglettings.com) and [www.reigatelettings.com](http://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**

