

# CONCEPT HOUSE, 3, DENE STREET, DORKING, RH4 2DR



**FREEHOLD COMMERCIAL BUILDING FOR  
SALE WITH POTENTIAL TO CONVERT**

**GUIDE PRICE OF  
£650,000**



#### Reigate

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#### Dorking

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- Versatile office building set over three floors plus small external yard in the heart of Dorking.
- Subject to a lease expiring in March 2024 with full vacant possession available at that time.
- Currently let as offices to Downs Solicitors LLP as a whole at a passing rent of £32,000 pax
- Scope for conversion and redevelopment to residential subject to STPP

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**

### LOCATION

A three storey terraced premises just a few steps of the High Street in Dene Street, a central location on the southern side of the High Street close to the Post Office and amenities. The premises currently forms an office building let as a whole with the benefit of local parking a few yards along in the parking bays at Dene Street pay and display car park.

### THE OPPORTUNITY & DESCRIPTION

We are pleased to offer for sale the whole premises under Title Nos SY414077 as one building which currently comprises of a three-storey terraced building. The double fronted building with a part tiled façade has been occupied by Downs Solicitors as offices for decades and is arranged as a number of office rooms of varying sizes over all three floors plus kitchen , WC and ancillary areas. Outside there is a small yard and roof terrace. The building has been maintained as offices for many years and benefits from gas fired central heating, double glazing and relatively new roof.

The current Tenants have advised the Landlord that they will not be renewing the lease at the end of the term and for succession reasons the Owner (a retired Partner of the Tenant business) wishes to sell the building providing an opportunity of a fully let incoming producing investment that will fall vacant in March 2024 when conversion to residential may be a more appropriate future use of the building. With the central staircase the building appears to lend itself readily to a scheme that could provide for conversion into around five flats with a draft scheme offering 1x 2 bedroom flat to the ground floor and 4 x ! bed flats over the first and second floors.

**NIA AREA Approx 3218 SQ FT (299M2)**

### PLANNING HISTORY

We are not aware of any notable planning history on the building save for the usual consents relating to the progressive uses of the past and current occupiers including use as offices from 1969 and tree works etc.

### TENURE

The building is being sold subject to contract within Title No SY414077 subject to the existing lease granted to Downs Solicitors LLP latest being a 10 year term from 29.3.14 at a rent of £32,000 pax. The Tenants have advised the Landlord that they will not be seeking at lease renewal at the end of this term.

### PRICE

**Guide price £650,000 Subject to Contract for the whole of Title No SY and being subject to the existing lease.**

### VAT

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

## **OFFERS**

We will be inviting offers to purchase subject only to contract and with the buyer wishing to take on completion of the premises subject to the existing lease in place and fully aware that the current Tenant intends to vacate at lease expiry in March 2024.

## **LISTED BUILDINGS AND CONSERVATION AREA**

We are advised that the premises are not listed but is within the conservation area.

## **RATES**

From Internet enquiries only, the business rates assessment for Concept House is currently separated into three assessments is as follows:-

|           |        |
|-----------|--------|
| Rooms 1-3 | £4,650 |
| Room 4    | £1,425 |
| Rooms 5-6 | £3,800 |

Uniform Business Rate (April 2017- present)

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

## **LEGAL COSTS**

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

## **EPC**

There is currently an EPC rated D (92) on the premises which is valid until 27.2.24.

## **VIEWING**

Strictly by prior appointment with the Vendor's sole Agents as the premises are currently occupied but the occupier will assist Robinsons with providing access by prior notice.

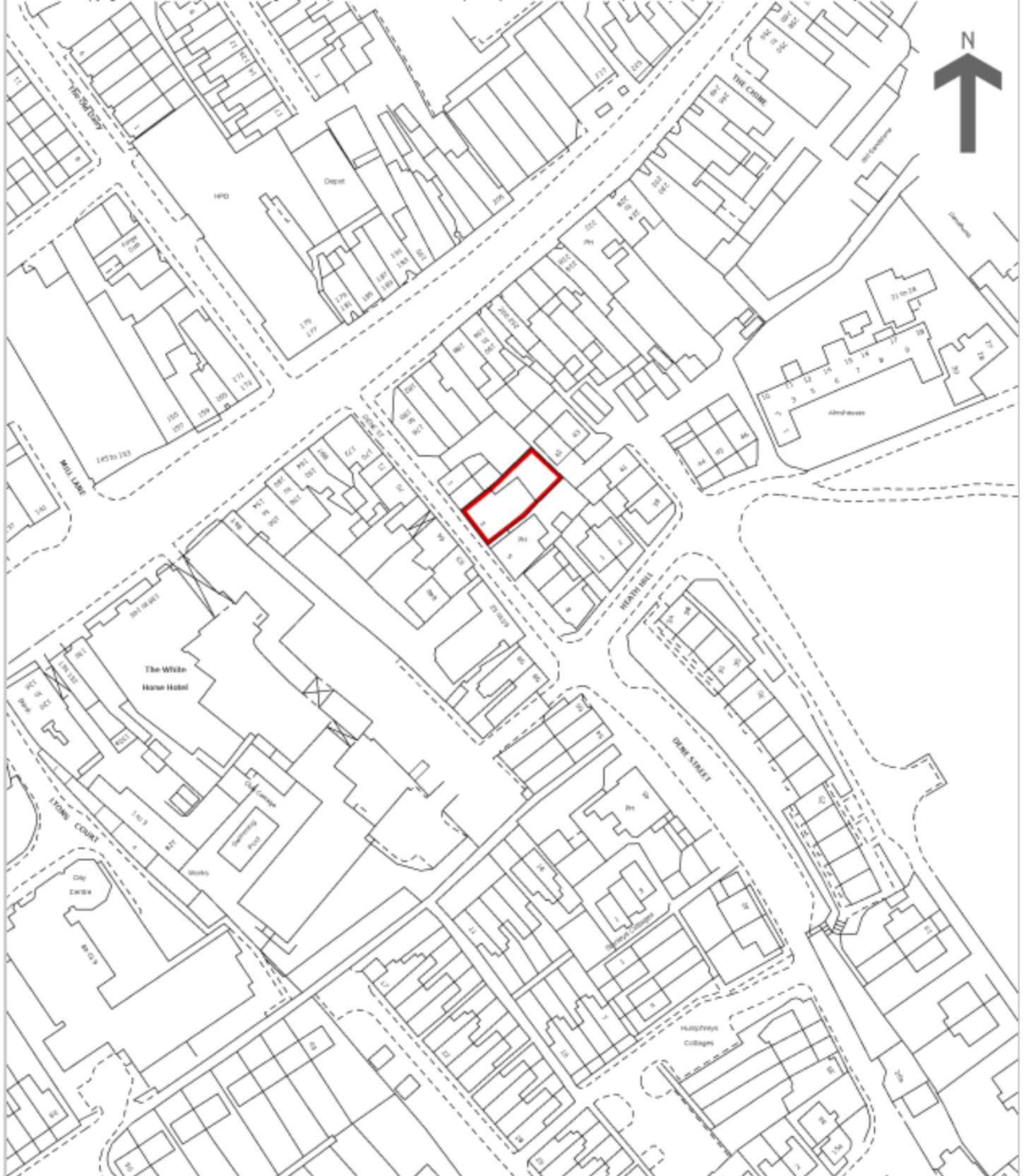
**Robinsons**  
**01306 884685**

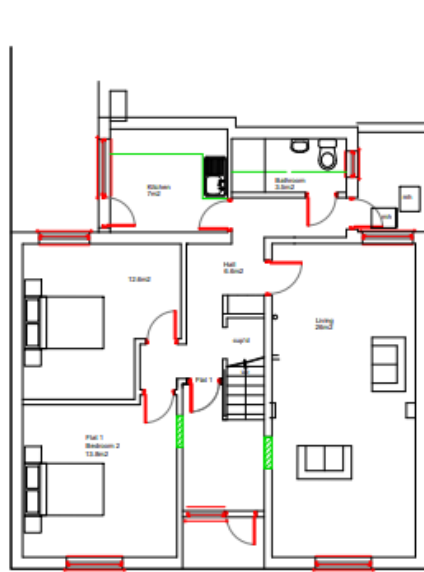
# HM Land Registry Current title plan

Title number **SY414077**  
Ordnance Survey map reference **TQ1649SE**  
Scale **1:1250**  
Administrative area **Surrey : Mole Valley**



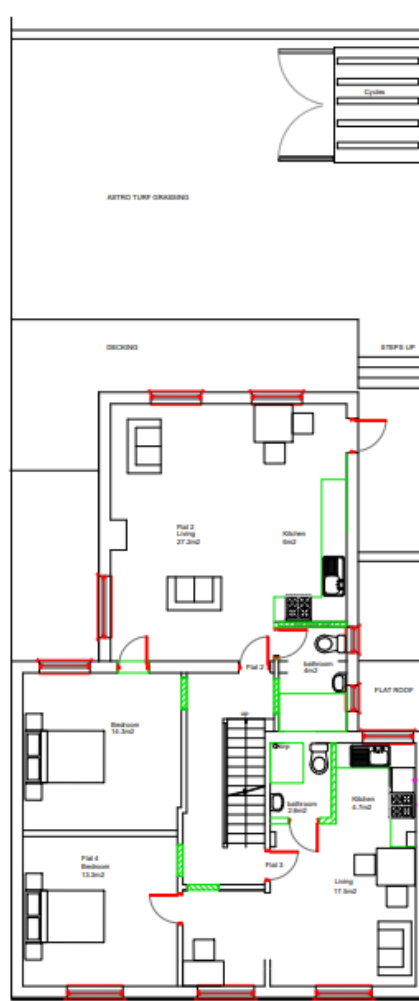
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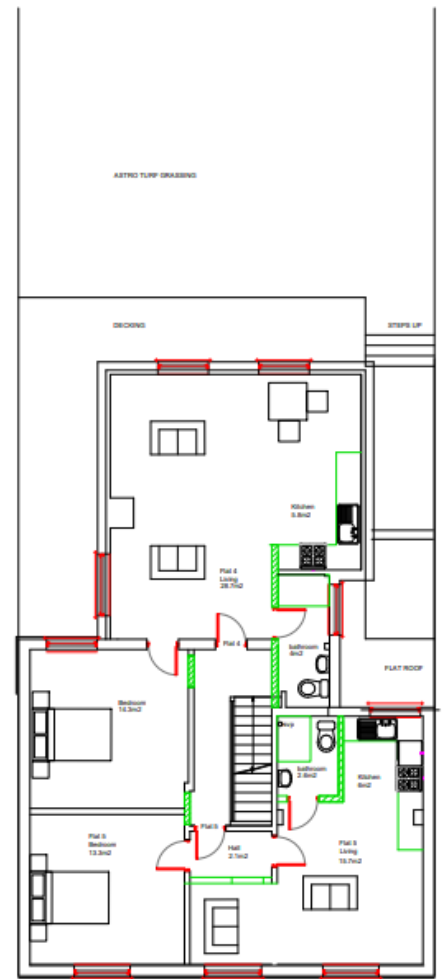
1 number 2 bedroom Flat.  
Flat 1: (hatched) = 62.9 sqm GIA (gross internal floor area)

Scale: 0 1m 5m  
PROPOSED GROUND FLOOR PLAN



Flat 2 = 51.5 sqm GIA  
Flat 3 = 38 sqm GIA

Scale: 0 1m 5m  
PROPOSED FIRST FLOOR PLAN



Flat 4 = 52.8 sqm GIA  
Flat 5 = 39.7 sqm GIA

Scale: 0 1m 5m  
PROPOSED SECOND FLOOR PLAN



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