

LATCHMERE HOUSE, 64 SOUTH STREET, DORKING, SURREY RH4 2HD



**SECOND FLOOR SURPLUS OFFICE
SUITE TO LET IN RESTORED BUILDING**

**£ 150 per week as an
Inclusive rent**



- Brand new office suite Approximately 12' x 12'4
- Located within restored character building
- Shared use of high spec facilities and board room

Second floor office suite located within a delighted restored character building finished to a particularly high specification conveniently opposite Waitrose and close to all local amenities in South St/West St/High St

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

T 01306 884685

ACCOMMODATION

Our Clients are delighted to offer this top/second floor office suite within their own stylish restored building which is surplus to their requirements . The room is available on flexible lease terms The suite shares the use of the smart common parts including kitchen and WC facilities and there can be use of the board room by arrangement. This lovely office is ideal for a business seeking a private room in the heart of Dorking town centre and is offered with two new desks and chairs.



RENTAL

£ 150 per week as an inclusive fee to include costs of electricity, water, light and heating, all building repairs cleaning of the shared common parts and business rates.

VAT

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

THE LEASE

Occupation by way of a licence for a minimum term of 3 months with break option beyond. Licence to be outside the Landlord and Tenant Act 1954.

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	Included within the licence fee
Uniform Business Rate	£0.49.9 (2017- present)

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 E (113). 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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ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

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