

268 HIGH STREET, DORKING, RH4 1QT



SHOP UNIT TO LET

**£16,000
PER ANNUM EXCLUSIVE**



- Retail 761 sq ft (70.69 sq m) plus basement storage

This attractive double fronted retail unit is situated in the eastern part of the High Street opposite the Wathen Road pay and display car park, Pizza Express with bold frontage.

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

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

T 01306 884685

ACCOMMODATION

This shop unit offers good clear retail space to a depth of approx. 29ft with rear area that could form further retail, office or stores plus useful basement kitchen and WC. External frontage of approx. 20 ft. The outgoing Tenants have left LED lighting in place, heater over the front door, fixed electric radiator in the rear room and smart refitted kitchen and WC fittings.

Ground floor shop	568 sq ft (52.76 sq m)
Rear workroom/store	193 sq ft (17.93 sq m)
Kitchen	55 sq ft (5.10 sq m)
Basement	265 sq ft (24.62 sq m)

APPROXIMATE RETAIL AREA 761 sq ft (70.69 sq m)

RENTAL

£16,000 per annum exclusive.

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.

AVAILABILITY

The current Tenants have already relocated and vacated ahead of the end of their term in summer 2023 so the unit is available for immediate occupation.

COSTS

Ingoing tenant to be responsible for both parties legal costs.

BUSINESS RATES

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

Rateable Value	£14,291. The new assessment from 1.4.23 is being investigated by the Landlord as it appears incorrect
Uniform Business Rate	£49.9 (April 2017 to 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 D (79). 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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