

7 SOUTH STREET, DORKING, RH4 2DY



## 'E' CLASS UNIT TO LET

**£16,000  
PER ANNUM EXCLUSIVE**



- Retail 442 sq ft (41.06 sq m)
- First floor 352 sq ft (32.70 sq m) plus attic

Situated at the junction of the High Street and South Street in a prominent trading position with nearby traders including Costa Coffee and Sainsbury's.

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](mailto:reigate@robinsonsmb.com)

### Dorking

253 - 255 high street dorking surrey RH4 1RP  
email • [dorking@robinsonsmb.com](mailto:dorking@robinsonsmb.com)

**T 01306 884685**

## **ACCOMMODATION**

Appealing double fronted retail unit with timber shop front and small courtyard. First floor comprising two rooms totalling 352 sq ft (32.70 sq m) with a separate W/C and access to an attic storage area.

Frontage	14ft
Internal width	14ft 9in
Internal depth	32ft
Ground floor retail area	442 sq ft (41.06 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**

From 1<sup>st</sup> May 2023

## **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	£13,750
Uniform Business Rate	£0.47.9 (April 2017 – present)

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

## **EPC**

The premises have a valid rating of C (63 ) valid until 15.2.33.

## **VIEWING**

Strictly by appointment with the Landlord's Agents 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**

