

1-3 ,HIGH STREET, DORKING RH4 1AR



**FULLY LET MIXED USE FREEHOLD
INVESTMENT – FOR SALE**

**Guide price: Offers in
the region of £560,000**



- Prominent prime trading position
- Ground floor forms a retail unit trading as a coffee shop 370 sq ft (34.37 sq m) & basement
- Spacious split level two bedroom flat forms the the upper parts and is subject to an AST
- Passing rent combined £29,490 pax

Reigate

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Dorking

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LOCATION

The premises are situated in the prime part of Dorking High Street on the corner of High Street and North Street where it meets South Street and West Street on Pump Corner opposite Waterstone and Costa Coffee and close to Boots, Sainsbury's, Robert Dyas. There is the North Street pay and display car park immediately behind the building.

ACCOMMODATION

The investment comprises of these premises which form a prominent attached period building set over three floors plus basement on the corner of High Street and North Street where it meets South Street and West Street on Pump Corner. The property is of traditional brick construction under a tiled roof with bay window features to the front elevation at first and second floor levels.

The ground floor and basement is currently let to Cosy Moose organic coffee shop operator and forms a ground floor unit with retail area of approx 370 sq ft (34.37 sq m) plus WC and ancillary area. In addition there is a spacious two room basement of approx. 270 sq ft (25.08 sq m) which the Tenants use as preparation room stores and office .

The shop is subject to a lease granted for a term of 10 years from 11.8.20 until 10.8.30 on an effectively full repairing and insuring (fair and reasonable service charge contributions) within the LTA 1954 security provisions at a passing rent of £14,250 pax with an upward only rent review at the end of the fifth year and Tenant break provision at the end of the third year of the term.

The upper parts form one bright and spacious two bedroom split level flat (approx. 839 sq ft) with its own ground floor street entrance from North Street, delightful open plan modern fitted kitchen and living space with the bay window overlooking Pump Corner plus bathroom at first floor Two bedrooms and shower room form the second floor. The windows are a mixed of timber sash and UPVC double glazed units **The flat is subject to an Assured Shorthold Tenancy until 17.9.23 to a private couple at a rent of £1270 pcm.**

There is no parking on site and we understand that mains water and electricity supplies are connected but no gas supply.

TENURE

A sale of the freehold interest under Title No SY636231 subject to both the commercial lease and the Assured Shorthold Tenancy as noted above.

GUIDE PRICE

Offers in the region of £560,000 for the freehold interest under Title no SY636231 and subject to the existing leases.

VAT

We are advised that the premises is not elected for VAT at present.

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	£12,750
Uniform Business Rate	£0.47.9 (1 April 2017 – present)

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

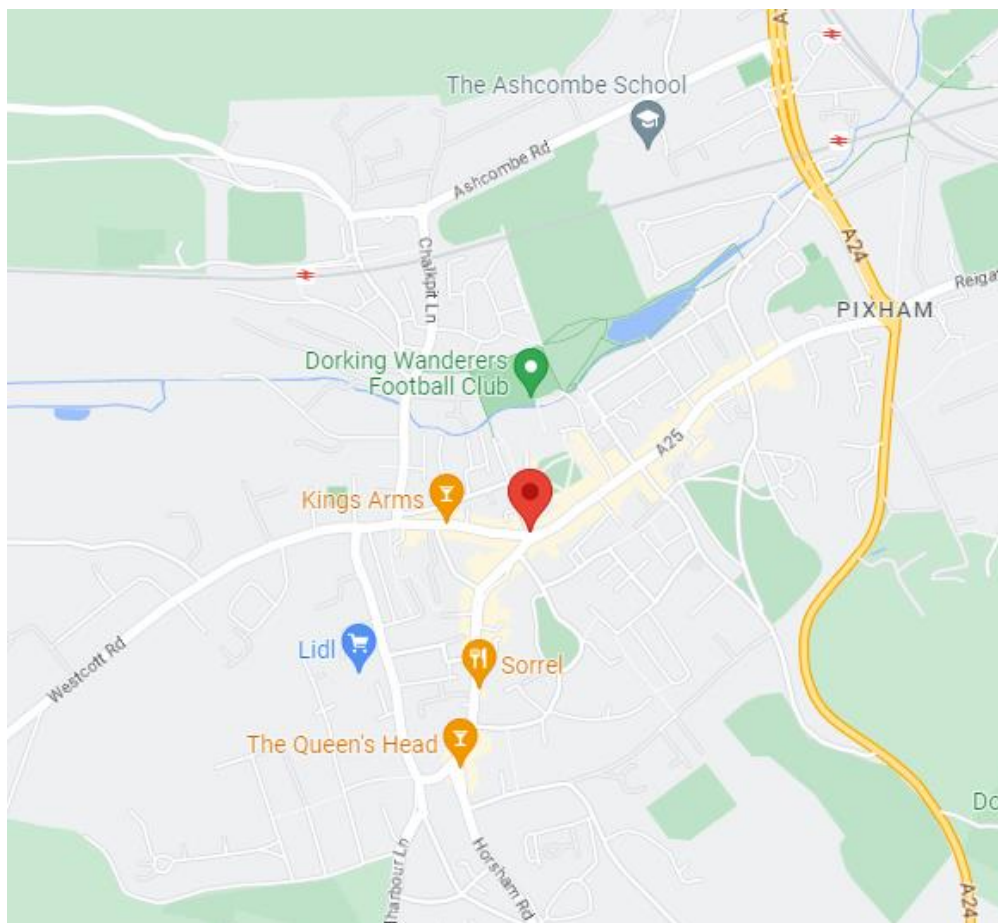
EPC

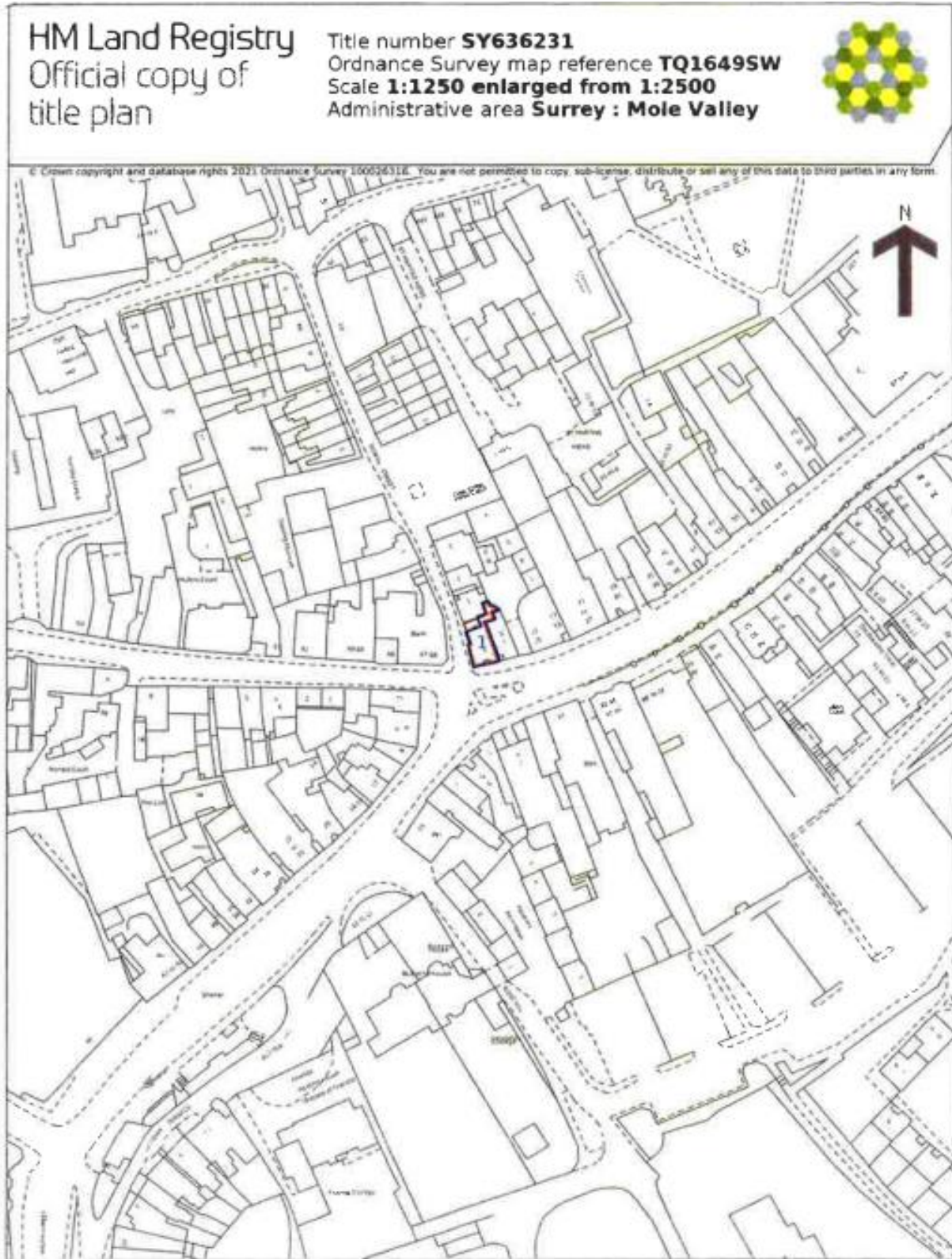
Shop and basement has been rated E (119) and remains valid until 29.6.23 , A full copy of the EPC is available upon request.

The flat has been rated E (41) and remains valid until 8.3.30 . A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the Landlord's Sole Agents Robinsons, telephone 01306 884685.





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