

224 HIGH STREET, DORKING RH4 1QR



'E' CLASS UNIT TO LET

£16,250
PER ANNUM EXCLUSIVE



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

- Versatile and well-proportioned E Use class open plan unit with high ceilings and imposing feature portico entrance and fully glazed shopfront
- Retail area 577 sq ft (53.61 sq m)
- Would suit a variety of retail/office/health/beauty and medical uses with
- Close to local Pay and Display car park opposite

Situated in Dorking High Street, this retail unit is located close to traders such as Halifax and Pizza Express.

T 01306 884685

ACCOMMODATION

| | |
|-------------------|----------------------------------------|
| Shop depth | 36'8" (11.17m) |
| Internal width | 18'3" (5.56m) narrows to 15'3" (4.65m) |
| External frontage | 18'6" (5.64m) |
| Retail area | 577 sq ft (53.61 sq m) |
| WC | |

RENT

£16,250 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 Tenant is willing to give possession soonest and before the expiry of their notice in November 2023 if requested.

COSTS

Each party are to be responsible for their own legal costs in the matter.

BUSINESS RATES

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

| | |
|-----------------------|-----------------------------------|
| Rateable Value | £12,750 |
| Uniform Business Rate | £0.49.9 (April 2023 – March 2024) |

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

EPC

The premises has an EPC rating of C(55) and is valid to 13 October 2030. A copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the Landlord's Agents Robinsons with Martin-Brown, telephone 01306-884685.



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Misrepresentation Act 1967

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