

THE ROTUNDA, 15-19 SOUTH STREET, DORKING RH4 2LE



PROMINENT LANDMARK E CLASS UNIT WITH FABULOUS FRONTAGE - TO LET

£30,000

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

- Highly prominent single storey self-contained E use class unit with fabulous bow retail frontage
- 823 sq ft of retail space in an irregular shape but offering excellent sales space with extensive glazed shop frontage.
- Ideal for a variety of uses under the existing E use class including retail/offices/health/beauty/fitness/medical
- Located on the busy South Street westbound route of the A25 and approach to Waitrose.

T 01306 884685

LOCATION

The premises boasts a highly prominent frontage the south side of the start of South Street which is the only route westbound on the A25 past the Sainsburys car park/Rose Hill exit and the only vehicular access route to Waitrose. This is a busy position just off Pump Corner and The Rotunda is slightly set back being bow fronted and provides such a prominent commercial position within the town. Dorking is an attractive market town situated at the junction of the A24 & A24 roads with the M25 at Leatherhead approx. 6 miles distant

ACCOMMODATION

The premises form an irregular half circle being 'The Rotunda' and is arranged principally as open plan retail area to the front with a run of fully glazed shopfront windows across the breath plus ancillary office/kitchen and WC.

Approx retail Area: 823 sq ft (76.43sq m)
Internal stores 15 sq ft (1.14 sq m)

RENTAL

£30,000 per annum exclusive for the passing rent by way of an assignment. For a new lease we expect the commencing rent to be £32,000 pax.

LEASE TERMS

The premises are available by way of assignment of the existing lease granted for a term of ten years from 3.4.17 within the LTA 1954 for the remaining four years until 3.4.27 of the term on a full repairing and insuring basis, alternatively a new lease for a term and rent review pattern to be agreed by negotiation may be available . A copy of the existing lease is available to review upon request. The last rent review date and break provision date have now passed.

AVAILABILITY

The unit is available from mid-May 2023 with the current Tenant retiring and closing on 4.5.23.

BUSINESS RATES

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

Rateable Value £17,500
Uniform Business Rate £0.49.9 (April 2023 to present)

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



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COSTS

Each party are to bear their own legal costs in the matter.

EPC

The premises has an EPC rating of C (68) until 22 June 2026.

VIEWING

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



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