

201B HIGH STREET, DORKING RH4 1RU



SHOP UNIT TO LET

**£10,500
PER ANNUM EXCLUSIVE**



- RARE SMALL KIOSK UNIT : PROMINENT POSITION
- Prominent Dorking High Street frontage
- Versatile 'E' Use class which could suit a number of retail/office/health and beauty uses
- Overall 266 sq ft (24.71sq m²) as space
- Adjacent to the local pay and display car park

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

This unit is situated in the eastern part of the High Street. Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approximately 6 miles distant.

T 01306 884685

ACCOMMODATION

THIS RARELY AVAILABLE KIOSK 'E' CLASS SHOP UNIT in a busy and prominent position forms part of terrace close to the Post Office, Holland & Barrett, Pizza Express and other independent traders. The premises could suit a wide variety of occupiers including office/health/beauty/medical and could be partitioned as required by the incoming Tenant to provide offices/treatment rooms/stores. There is also an external WC.

Internal depth	34 ft (10.36m)
Internal width	9'4" (2.84 m) narrowing to 7' (2.13m)
External Frontage	9 ft (2.74 m)

TOTAL NIA APPROX 266 SQ FT (24.71M²)

RENTAL

£10,500 per annum exclusive.

VAT

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

THE LEASE

A new lease to be granted direct from the Landlord for a term and rent review pattern to be agreed on an equivalent full repairing and insuring basis.

AVAILABILITY

The premises is due to be finished and ready for occupation early October 2023.

COSTS

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

BUSINESS RATES

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

Rateable Value	£8,900
Uniform Business Rate	£0.49.9 (April 2023 – present)

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

EPC

A new EPC is being commissioned.

VIEWING

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



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ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

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