

297 HIGH STREET, DORKING RH4 1RE



MIXED USE FREEHOLD ASSET FOR SALE

Offers in the region of £198,500



- Mixed Freehold Asset for Sale
- Versatile Commercial Unit under Use Class E
- Would suit variety of office/retail uses under use Class E
- Prominent frontage
- Kitchenette/WCs

Reigate

1 bancroft road reigate surrey RH2 7RP
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Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

Located at the eastern end of Dorking High Street this unit is suitable for a variety of uses (subject to any necessary consents). 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

THE OPPORTUNITY AND DESCRIPTION

We are pleased to offer for sale the commercial unit under Title No SY159890 which currently comprises:

Retail: 531 sq ft (49.33 sq m)
Basement: 489 sq ft (45.43 sq m)
Internal Frontage : 15'8
Retail Depth : 24'1

TENURE

The building is being sold subject to contract within Title No SY159890.

PRICE

Offers in the region of £198,500 subject to contract for the whole of Title SY159890.

VAT

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

BUSINESS RATES

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

Rateable Value	£6,600
Uniform Business Rate	£0.49.9 (1 April 2023 – present)

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

LEGAL COSTS

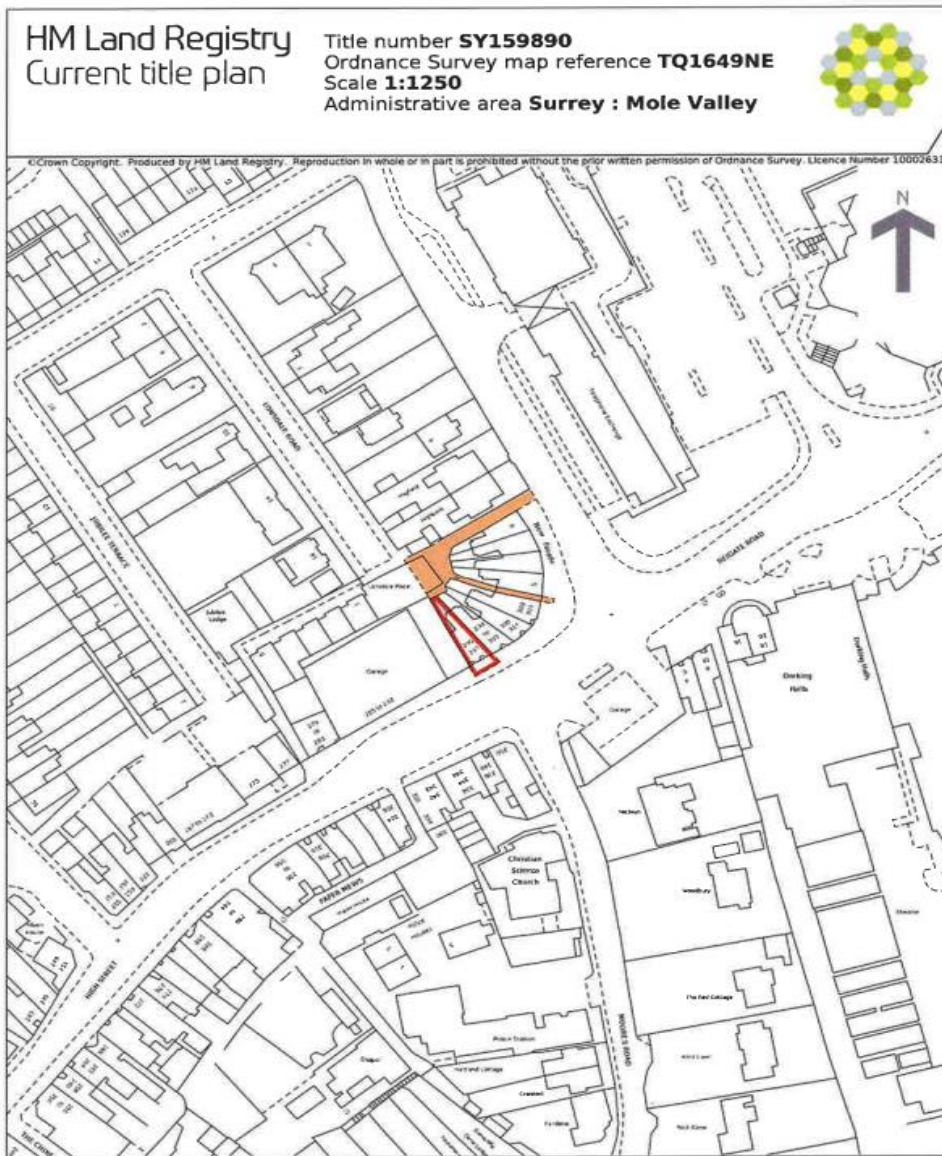
Each party to bear their own legal costs in the transaction.

EPC

There is currently an EPC rated C (65) on the premises which is valid until 11 July 2033.

VIEWING

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



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