

54 HIGH STREET, DORKING, SURREY RH4 1AY



RETAIL UNIT TO LET

£20,000 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

- Prominent prime trading position
- Retail area 465 sq ft (43.20 sq m)
- Basement storage
- This retail unit is situated in the prime part of Dorking High Street close to Boots, Sainsbury's, Robert Dyas and Costa.
- Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approx. 6 miles distant

T 01306 884685

ACCOMMODATION

Double fronted retail unit in a prime trading position. The premises offers a retail area with WC plus basement storage via trapdoor access, and we believe three phase power.

| | |
|------------------|------------------------|
| Retail area | 465 sq ft (43.20 sq m) |
| Shop depth | 32.37 ft (9.87 m) |
| Basement storage | 140 sq ft (13 sq m) |
| Kitchen | |
| W/C | |

RENTAL

£20,000 per annum exclusive.

VAT

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

THE LEASE

Available on a new lease for a term by negotiation. The tenant to be responsible for internal repairs and decoration and to contribute to the upkeep of the building and insurance.

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 | £18,250 |
| Uniform Business Rates | £0.49.9 (April 2023 – March 2024) |

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

EPC

An EPC is available for this property. It has been rated E (102). A full copy of the EPC is available upon request.

VIEWING

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



T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

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