

**83 SOUTH STREET, DORKING, SURREY RH4 2JU**



## SHOP UNIT TO LET

**£7,800 per annum**



### 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

- First Floor front office room available
- 216 sq ft
- Rent inclusive of broadband, heating, lighting and daily cleaning

These smart office suites within this character building are situated towards the western end of South Street within a short walk of Waitrose and the amenities within the town centre. 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

We have a selection of office rooms available to let on an ongoing basis and each are offered freshly decorated with smart carpets, window blinds. feature ornamental cast iron fireplace, gfch with radiators and broadband. All suites enjoy the benefit of well decorated common parts, shared kitchen and male and female WC's, bike store adjacent and there will be the shared use of the attractive rear courtyard. **Office desks and chairs can be provided or the suites can be offered vacant.** The current availability we believe to be:

Room 7 First floor	216 sq ft	£650 pcm (£7,800 pa)	Available from January 2024
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## RENTAL

Licence fee for Room 7 of £7,800 per annum (based on a net rent of £14 psf before costs) inclusive of broadband, electricity, water, heating, lighting and daily cleaning. Business rates are the Tenants responsibility but the low Rateable Value should enable the suites to be exempt from payment of rates under the existing rates regime **but interested parties to make the application themselves.**

## VAT

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

## THE LEASE

Occupation by way of an inclusive licence for a term by negotiation with rolling one month break clause. The lease to be outside the Landlord and Tenant Act 1954.

## COSTS

N/A.

## BUSINESS RATES

N/A Business rates are included in the licence fee.



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Misrepresentation Act 1967

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### EPC

A compliant EPC is available for this property. It has been rated E (115). A full copy of the EPC is available upon request.

### VIEWING

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



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