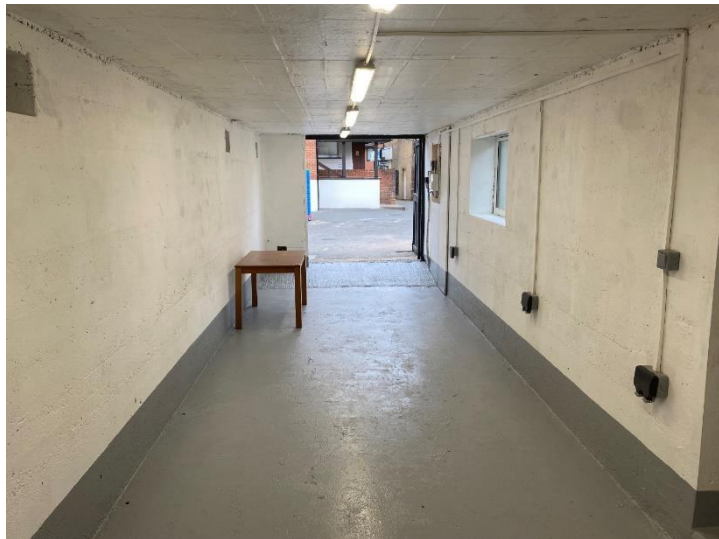


# REAR STORES AT PAPER MEWS, DORKING, SURREY RH4 1QT



## STORE/WORKSHOP TO LET

**£6,500 PER ANNUM  
EXCLUSIVE OF RATES**



- Refurbished store/workshop available to rent plus small store
- Located behind Domino's Pizza Unit
- Two car parking spaces in front of the Unit are included
- Power & LED lighting

### 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

Situated behind shops in Dorking High Street close to Wathen Road and within easy reach of the town centre facilities. 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**

## **DESCRIPTION**

Single storey detached store/workshop unit measuring approx. 32ft x 9ft which has been refurbished with new pitched roof, ample power points, LED lighting and painted floor, access by twin doors to the front and door to side.

There is in addition a small separate store behind the main unit measuring approx 6ft x 5ft.

## **ACCOMMODATION**

Rear Store 301 sq ft (28m<sup>2</sup>)

Small Store 37 sq ft (3m<sup>2</sup>)

## **RENTAL**

£6,500 per annum exclusive of business rates with Tenant to also pay their own metered electricity, and insurance. Rent to be linked to RPI.

## **VAT**

This property is elected for VAT.

## **THE LEASE**

A lease for a term to be agreed with Tenant responsible for maintenance of the store.

## **AVAILABILITY**

Immediate.

## **COSTS**

Ingoing tenant to contribute £100 plus VAT to the Landlord's legal costs in preparing a lease agreement.

## **BUSINESS RATES**

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

Rateable Value	£2,600
Uniform Business Rate	£0.49.9 (1 April 2023 – present)

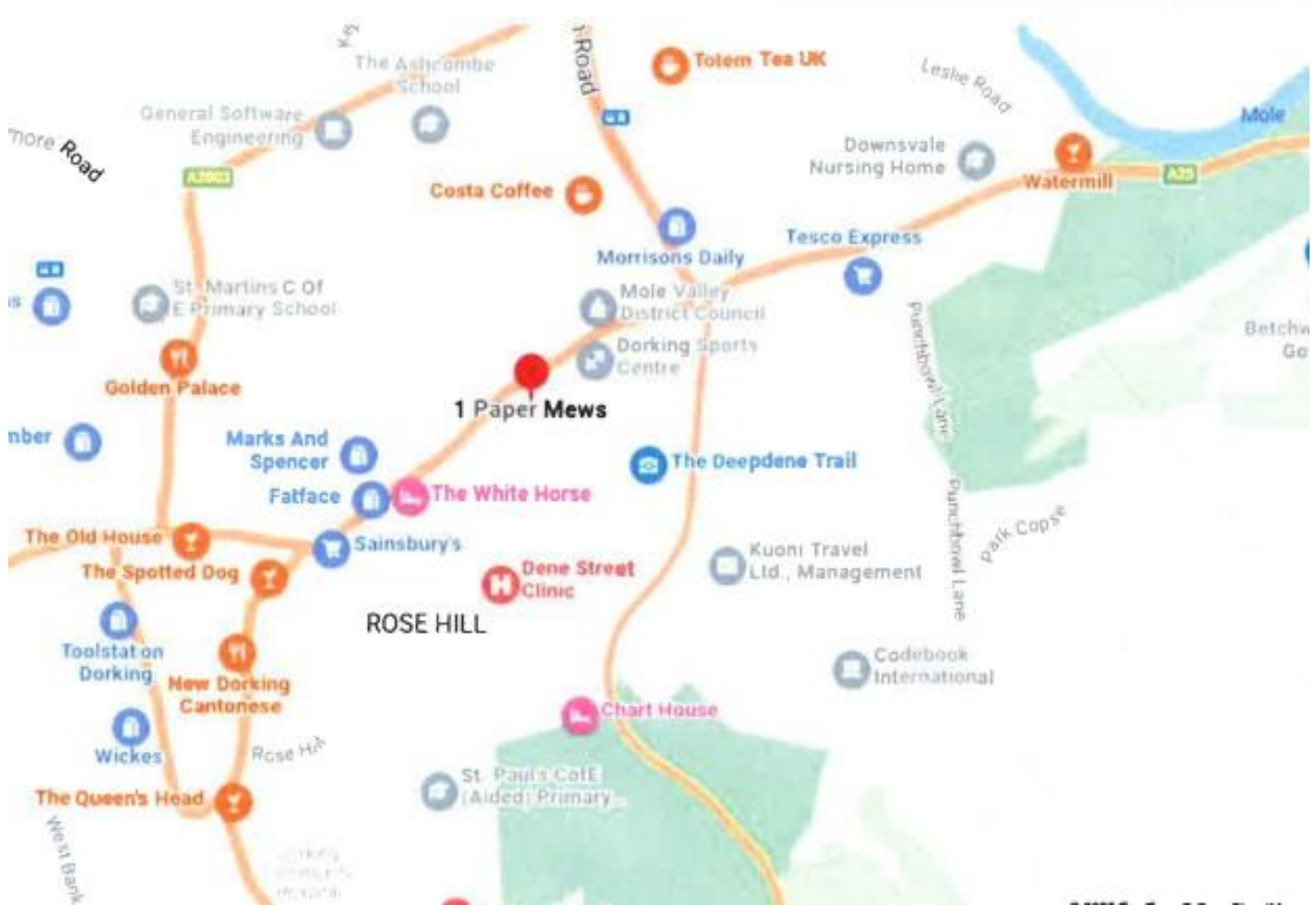
Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

## **EPC**

TBC.

## **VIEWING**

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



T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

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