

**UNITS 15, ST MARTIN'S WALK,
DORKING RH4 1UT**



SHOP UNIT TO LET

**£17,500 + VAT
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

- Ground floor retail/office/treatment space 328 sq ft
- Versatile bright dual aspect first floor open plan space 508 sq ft that could form display or office space
- First floor kitchen, storeroom and WC facilities
- Prime location
- Directly next to the car park pedestrian entrance

T 01306 884685

LOCATION

We are delighted to offer this unit in St Martin's Walk shopping development facing footfall from the High Street. This unit is located next to the Burgundy & Black coffee shop and beside the pedestrian access to the 370 space car park. Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approx. 6 miles distant.

ACCOMMODATION

Unit 15 is offered freshly decorated and appointed to smart office standard with clear ground floor space, traditional $\frac{3}{4}$ depth glazed timber shop front, laminate flooring, spotlight and wall lights. The rear is an open plan staircase leading up to the spacious first floor. This is bright dual aspect space suits many uses with laminate flooring velux window LED lighting and skirting trunking. To the rear is a spacious kitchen, storeroom and WC plus door out to the rear roof terrace area.

Unit 15

Ground floor retail Area	328 sq ft (30 sq m)
First floor	508 sq ft (47.20 sq m)
Frontage	16 ft (4.87 m)
Shop depth	19 ft (5.78 m)

RENTAL

£17,500 per annum exclusive plus VAT at the prevailing rate. We are advised that the premises are elected for VAT. There is a service charge payable annually of £3,417.76 + VAT for the current year. The insurance premium for the year is £636.76 pa. These figures are valid until 30.3.2024.

VAT

We are advised that the premises are elected for VAT.

THE LEASE

A new lease is offered direct from the Landlord for a term and rent review pattern to be agreed. The tenant is responsible to keep the premises in repair and to contribute to the upkeep of the structure, common parts, insurance, etc via a service charge. Service charge and insurance premium to be confirmed.

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	Unit 15: £11,500
----------------	------------------



Uniform Business Rate £0.49.9 (1 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 C(51) and is valid until 10.11.32. A full copy of the EPC is available upon request.

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

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**

