

# 261 HIGH STREET, DORKING RH4 1RL



## ATTRACTIVE THREE STOREY BUSINESS PREMISES TO LET

£22,000

Per annum exclusive



### Reigate

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email • reigate@robinsonsmb.com

### Dorking

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

- Attractive three storey character building
- Prominent frontage on the High Street with flank wall for branding
- Well-appointed with many character features
- Off street parking for two cars to the rear
- Benefits from both past office use and health, beauty & medical uses under new 'E' Class
- Arranged over three floors of various office rooms plus basement
- Short walk of Dorking Station and amenities

**T 01306 884685**

## **LOCATION**

Situated in Dorking High Street, this retail unit is located close to traders such as Brewers and Pizza Express.

Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approximately 6 miles distant.

## **DESCRIPTION**

We are pleased to offer to let this attractive three storey character building plus basement with prominent road frontage and flank wall return on the eastern section of Dorking High Street.

The premises have been used for differing businesses over the last decade and currently have the benefit of E use class. This versatile building is beautifully presented over three floors and offers accommodation for numerous types of business operations.

## **ACCOMMODATION**

The premises comprise of a spacious ground floor currently arranged as a principal showroom of 430 sq ft (39.4 sq m) to the front, a rear staff/office of 67 sq ft (6.22 sq m) plus fitted kitchen and two WCs. The staircase leads to a half landing with appealing dual aspect rear office with views to Boxhill, built in cupboards and dimmer lighting. The main open plan first floor office of 435 sq ft (40.41 sq m) offers versatile open plan office space with windows to the front and rear. The second floor office offers two Velux windows to the front, fabulous views to the rear towards Boxhill and electric storage heaters with an area of 349 sq ft (32.42 sq m). There is also a basement formed by three office rooms of 396 sq ft (36.80 sq m). There is also the benefit of two off street parking spaces to the rear access via the service road.

Ground Floor offices	497 sq ft	(45.62m <sup>2</sup> )
First Floor offices	620 sq ft	(57.60m <sup>2</sup> )
Second Floor offices	349 sq ft	(32.42m <sup>2</sup> )
Basement	396 sq ft	(36.79m <sup>2</sup> )

**OVERALL APROX 1466 SQ FT (136.20m<sup>2</sup>) OVER THE THREE FLOORS PLUS BASEMENT**

## **RENT**

£22,000 per annum exclusive.

## **LEASE TERMS**

The premises are available via a new lease granted direct by the Landlord for a term and rent review pattern to be agreed.

## **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 £20,250

Uniform Business Rate £0.49.9 (March 2023 - present)

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

## **COSTS**

Each party are to bear their own legal costs in the matter.

## **EPC**

An EPC is available for this property. It has been rated E (122) and is valid until 20.7.2030. 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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