

38 WEST STREET, DORKING RH4 1BU



SHOP UNIT TO LET

£10,500

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

- Charming timber fronted traditional shop unit with fully glazed shopfront on this busy throughfare.
- Sought after West Street renown for the antiques , gallery furniture and related occupiers.
- Could suit a variety of uses within 'E' use class
- Nice busy West St/A25 eastbound frontage
- Within the delighted West St conservation area
- Benefit of basement with internal access.
- Prime Location
- 2,000 square foot of space

T 01306 884685

LOCATION

The premises are well positioned just along from the junction of Station Road and West Street so the shopfront benefits from all the A25 slow moving eastbound traffic with the West Street pay and display car park within a very short walk . Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approximately 6 miles distant.

ACCOMMODATION

The premises comprise a charming period shop with traditional fully glazed timber shopfront with 14 ft overall frontage and lobby protected entrance door currently arranged as retail room to the front, leading to a rear retail/stock/office section, then WC and lobby to the rear. There is space to create an internal kitchenette if required . In addition a staircase leads down to the basement.

Retail front area depth 23'
Retail rear area depth 21'5"
Basement 186 sq ft (17.25m²)
TOTAL RETAIL AREA : 320 sq ft (29.73 m²)

RENTAL

£10,500 per annum exclusive.

THE LEASE

A new lease is to be 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 £5,700

Uniform Business Rate £0.49.9 (1 April 2023 to 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.



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Misrepresentation Act 1967

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EPC

The premises has an EPC rating of D (95) valid until 26.1.32. 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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